

Harrington Park
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
Wednesday, April 24, 2019 @ 7:00PM

Chairman McLaughlin called the meeting to order at 7:07PM.

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL

Roll Call	PRESENT	ABSENT
(RM) Chairman Richard McLAUGHLIN	X	
(MR) Vice Chair Michael ROTH		X
(JP) John POWERS	X	
(JC) Jin CHO		X
(SL) Steve LOTT		X
(SM) Stephen MARTINEZ		X
(TC) Todd CANNAO	X	
(RB) Robert BUDINICH (alternate a)	X	
(GZ) Gail ZACCARO (alternate b)	X	

Also present: (JS) John Schettino, Board Attorney
 (CL) Carolyn Lee, Land Use Secretary

MINUTES FOR APPROVAL

March 27, 2019 minutes

Approval of March 27, 2019 minutes	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)					X	
Gail ZACCARO (alternate b)		X	X			

INVOICES FOR APPROVAL

No invoices.

HEARINGS

1. 99 Kline Street – application to extend approval – Melissa and Irfan Buddha
 There is an application to extend approval for a resolution that was granted dated August 2018. Mrs. Buddha is requesting an extension for an approval for an additional 9 months. She hopes to start work in the summer.

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Approval 99 Kline Street application – 9 month extension	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)		X	X			
Gail ZACCARO (alternate b)			X			

Mrs. Buddha noted that there was a modification to the plan since the approval in August 2018 and would like to be put on the May 2019 agenda. JS said that a new application is required. Carolyn will add Mrs. Buddha to the agenda when the application is submitted. RM noted that the application and notification must be submitted at least 10 days before the meeting with an understanding that it takes a couple of days for the notice to be published.

2. 43 Tappan Road – expand driveway for a turnaround – HJ Han
 TC recused himself from the hearing.

RM reviewed that Mr. Han had been before the board and in the last meeting there were three members who were available to consider the application. This evening there are four members to consider the application. RM verified that the members in the meeting attended the original hearing and is able to vote.

Mr. Han said that there is a hidden driveway sign in front of the driveway and many people may not pay attention to it. It is a busy street and is dangerous when he backs out. His family and friends can't turn around without a turnaround area. He feels that it does not harm the neighbors. Most of the time the car will be parked in the garage.

The members have looked at the property.

RM asked if there space in front of the deck was enough space to turn around? Mr. Han said that he make a few turns to turn around. If there is more than one car in the driveway, they cannot turn.

GZ asked if they could drive into the garage to turn around. Mr. Han said that if there is a guest, a 2nd car cannot turn in that space because car would be in front of the garage. Mr. Han said that it is a problem with 2 guests. There is no sidewalk on that side of the street and it is dangerous when there is snow for seniors and children to walk on the street.

RB said that he pulled into Mr. Han's driveway and can attest that it is difficult to get out of the driveway. He was honked several times as he tried to exit the driveway facing the direction of the road. RB felt that he could not turn at the back, but may have required multiple k-turns. If the house was farther down the street, it might be easier to exit the driveway. RB sees the turnaround as a safety standpoint. He may have not noticed the turnaround if it was not brought to the board and didn't catch his attention from the road. RM recalled that a neighbor was

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concerned about safety related to cars pulling into the proposed area towards his yard. Is there something to propose that wouldn't be intrusive? Members also said that there was an issue with a car parked there. RM asked if there was a proposal to prevent someone from driving too far past the proposed area.

Mr. Han said that there is 30ft at the end turnaround to the side yard.

RM asked if Belgian block curb that could be used as a stop? JS suggested trees as a natural barrier. JS said that they would restrict parking there. CL suggested boulders.

GZ noted that there is always a car parked on the turnaround in the front. It seems like Mr. Han drives out and parks at the front. JS suggested that said that they could call the police for a ticket. RB if guests arrive, it would be a natural place to park and suggested that cars cannot be parked there overnight.

RM opened the hearing to comments and questions from the board.

Todd Cannao, 31 Demarest Place, Harrington Park, NJ. He said that it is a parking lot and not a turnaround. A 90 year old man who lived there before could reverse into the street. Everyday there are different cars in front of the house with New York plates. Mr. Cannao does not want to be the person to call the police every day when there is a car parked on the turnaround. There was a turnaround in the back before, but it is a 2-car garage now. If there are children or elderly, they can be dropped off. He is completely against the turnaround.

Mr. Han said that he will not park in front of the house overnight and he will ask the guests to park on the driveway.

Members discussed a compromise with no over overnight parking and the space used solely a turnaround with no parking in the front. GZ asked how long down the line would Mr. Han long follow the condition.

JP noted that Harrington Park is not big on turnarounds except for Bogert's Mill. RB said there are some on Tappan as well. Discussion continued.

RM discussed the size of the turnaround (20ftx30ft). The driveway is 10-12ft wide. There was discussion to reduce the size of the turnaround space to 20ftx15ft.

JP noted that it is non-conforming. The variance was for a front yard setback. He asked about the percent of coverage.

Mr. Han presented the original plans of the house. It was noted that the demolition of the existing garage was not done. JS suggested the architect should provide a zoning schedule for the turnaround changes to 20ftx15ft, what the front yard set back will be and coverage based on the garage not being demolished. A variance may be needed for coverage. The plans should be given to CL and Joe Zavarino to determine if there are additional variances based on the zoning schedule.

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RM said that the architect should modify the size of the turnaround to 15ft x 20ft and what would be proposed on the far side as aesthetic as a curb, such as extend Belgium blocks to prevent cars from going too far. The notice did not list more variances and did not ask for additional relief. If the application does not need new variances, the board will continue the hearing. If there are more variances needed CL will inform the board.

RESOLUTIONS

1. 282 Parkway – build a porch in the front – Stephen Janson

Approval of the resolution for 282 Parkway – porch application	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)		X	X			

2. 102 Tappan Road - build an addition and deck – Todd Russell

Approval of the resolution for 102 Tappan Road – addition and deck application	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)					X	
Gail ZACCARO (alternate b)		X	X			

MEETING OPEN/CLOSED TO THE PUBLIC

No public at the meeting.

OLD/NEW BUSINESS

No old and no new business.

ADJOURN

Motion: JP

Second: GZ

All in favor said “Aye”.

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Meeting adjourned at 7:55pm.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Wednesday, May 22, 2019 at 7pm