Board of Adjustment

Minutes

May 4th, 2016

Minutes of a regular meeting of the Board of Adjustment of the City of Clifton, New Jersey, held at the Council Chambers, City Hall, Clifton, New Jersey, on Wednesday, May 4, 2016. Chrmn Mark Zecchino led the entire assembly in the Pledge of Allegiance to the Flag of the United States of America. Pursuant to the "Open Public Meeting Law" all notice requirements were satisfied. Chrmn Zecchino announced the time, place, and form of notice as well as advising all applicants that formal action may be taken on the matters set forth on the Agenda. Said opening statement is incorporated herein by reference and made a part hereof.

PRESENT: COMRS PAUL GRAUPE, DANIEL TRENK, LOUIS DE STEFANO, STEPHEN CHRISTOPHER, ROY NOONBURG, GEORGE FOUKAS, VICE-CHRMN GERARD SCORZIELLO, AND CHRMN MARK ZECCHINO.

ABSENT: COMR KEITH LA FORGIA.

Chrmn Zecchino advised all applicants that the testimony given before the Board was being tape recorded. The applicants were further advised of the right of appeal and the procedure to obtain a stenographic record of the Board.

Upon motion made by Comr Stephen Christopher, seconded by Vice-Chrmn Gerard Scorziello, the Minutes of the April 13, 2016, special meeting were adopted with the unanimous approval of the entire Board.

Upon motion made by Comr Louis DeStefano, seconded by Comr Stephen Christopher, the Minutes of the April 20, 2016, regular meeting were adopted with the unanimous approval of the entire Board.

CONTINUED HEARINGS

1. **YESHIVA KTANA OF PASSAIC, INC.,**

Variances; 288, 292, 296, 300 & 304 South

Use Parkway, Block 59.01, Lots 8, 11,

Variance 13, 15 & 17 – R-B2 – Appeal or application for a use variance required to permit the demolition of the existing houses on the lots listed above and the construction of a parking lot thereon to service the abutting Yeshiva Ktana school in the City of Passaic; and bulk variances required for front yard setback (25 feet required, 6 feet proposed), side yard setbacks (20 feet required, 6 feet proposed), rear yard setback (35 feet required, 0 feet proposed), fence height and open space (4 feet 50% open fence permitted maximum, 4 foot high solid wall with 6 foot high 50% open fence in front of wall proposed), parking and maneuvering in front yard, parking within 10 feet of the rear line and failure to provide interior lot landscaping, and any other variances that may be determined by the Board to be required.

This matter was continued to a special meeting to be held on May 11, 2016.

2. **CLIFTON CENTRE COMMERCE III**,

Amended Site Plan 65 Industrial South and 35 Bloomfield Ave., Block 56.08, Lots 4 and 13 – M-1 – Amended site plan approval required to permit relocation and increase of existing and proposed loading docks as shown on Amended Site Plan.

This matter was continued to the May 18, 2016, meeting of the Board.

3. **VINCENT SAURO**, 37 Harding Avenue,

Variances (1150 Main Avenue), Block 12.05, Lot 1 – B-C – Variances required to convert existing tenant space into a comedy club/ restaurant use. 1. Comedy Club not listed as permitted use-use variance required. 2. Applicant space requires 45 parking spaces plus parking for two other tenant areas within the building no on-site parking provided. 3. Existing nonconforming building setback and lot coverage.

At the request of the attorney for the applicant, this matter was continued to the June 1, 2016, meeting of the Board.

4. Use Variances; Variances **PUBLIC SERVICE ELECTRIC & GAS COMPANY**, Athenia Switching Station, Mt. Prospect Avenue & 84 Runyon Road, Block 41.08, Lots 1 and 2, Block 41.05, Lot 95 – M2, RA2, and RA3 – For a conditional use and D3 use variance to permit the expansion of a utility installation within 500 feet of a residential district or school (46 feet proposed), and a bulk variance for building height (40 feet permitted, 50 feet proposed), together with a proposed lightning mast 101 feet tall.

Frank A. Carlet, Esq., with offices at 1135 Clifton Avenue, Clifton, New Jersey, appeared on behalf of the applicant. Present and sworn on behalf of the applicant were the following: Peter K. Chan, Project Manager, of PSE & G, 4000 Hadley Road, South Plainfield, New Jersey; Bradley M. Johnson, Engineering Manager, and Curtis Mersman, Project Manager of Black and Veatch Corporation, 11401 Lamar Avenue, Overland Park, Kansas; Roy Dunn, Landscape Architect, 200 Woodland Avenue, Medford, New Jersey; and Karen Dillon, Licensing Project Manager, PSE & G, 4000 Hadley Road, South Plainfield, New Jersey. There were no objectors present.

This is a continued hearing from the meeting of April 6, 2016.

Bradley M. Johnson testified as the site engineer and addressed the comments made in the report of the Board's engineering consultant, Neglia Engineering Associates, dated March 21, 2016, and revised April 29, 2016; that a retaining wall would be provided; that the location and detail for a temporary soil stockpile will be provided; that the sound emissions from the proposed generator, control building, and the GIS building have been provided; that the applicant has revised the plans to provide a means of stabilizing the soil beneath the proposed riprap and indicated that the riprap is 6 inches; that the applicant will provide emergency spillways which discharge overflow storm water from the detention basin towards the conveyance system within Van Vliet Court; that the applicant will provide the appropriate permits with reference to the storm water quality treatment, and the applicant will comply with the recommendation concerning the rear of the outlet control structure.

Roy Dunn testified as the landscape architect and stated that he has met with the objector who testified at the previous meeting and created a plan to address her objections; that the applicant will comply with the landscape plan as set forth in the Neglia report.

Present and sworn was Jennifer Bean, a planning expert with offices at 1416 Route 9 South, Howell, New Jersey. Ms. Bean testified that she has reviewed the zone plan and the master plan; that the applicant is seeking a D-3 conditional use variance since it cannot comply with the 500-foot distance from the residential use; that the site in question has been a substation since the 1920's; that it was pre-existing; that the building is properly located in the substation; that the applicant intends to disturb approximately one-third of the area; that there are no negative impacts; that a C variance is required for the building height which permits 40 feet and 50 feet is requested; that a lightning mast 101 feet tall is also requested; that the applicant has satisfied the positive and negative criteria required for the grant of a conditional use variance and that the benefits of the application outweigh the detriments with regard to the bulk variances.

Mr. Carlet submitted that his case was complete and awaits a decision from the Board.

Comr Roy Noonburg moved to approve the application subject to compliance with all recommendations of Neglia Engineering in its report dated March 21, 2016, revised April 29, 2016, as well as the conditions set forth in the Resolution of the Board dated July 1, 2015, and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Vice-Chrmn Gerard Scorziello. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

NEW HEARINGS

1. **JOHN & LINDA CORIGLIANO,**

Variance — 13 Rutgers Place, Block 27.08, Lot 16 – RA2 – Proposed rear yard deck is located 27' from rear lot line where 35' is required.

The applicants, residing at 13 Rutgers Place, Clifton, New Jersey, were present and sworn. There were no objectors.

Mr. Corigliano testified that the applicant requests rear yard setback variance for a rear deck at the subject premises; that the deck will be 16- by 16-feet; that the rear yard setback requirement is 35 feet, and he is proposing 27 feet.

After a review of the testimony, Comr Roy Noonburg moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution for approval of the rear yard setback variance. The motion was seconded by Vice-Chrmn Gerard Scorziello. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

2.	**PERFECT STEAM CORPORATION**,
Use Variance; Variance	1115 Bloomfield Avenue, Block 79.04, Lot 3 – M-1 – Applicant is proposing a business using modern technology steam equipment with environmentally friendly products to provide cleaning services for upholstery, ceramic and metal fixtures, mirrors, kitchen appliances, automobiles and graffiti removal, use not specifically permitted within the M-1 zone. Existing variance for portion of building facing Bloomfield Avenue. Proposed use will occupy space previously approved for the storage of ambulances. Use variance required.

A. William Sala, Jr., Esq., with offices at 179 Randolph Avenue, Clifton, New Jersey, appeared on behalf of the applicant. Present and sworn was Chirag D. Gobel of 266 Delano Place, Fairview, New Jersey; and Roger DeNiscia of Upper Mountain Avenue, Montclair, New Jersey. There were no objectors.

Mr. Sala offered into evidence as “A-1” an Affidavit of Publication.

Mr. Gobel testified that he is proposing a business using modern technology steam equipment with environmentally friendly products to provide cleaning services for upholstery, ceramic and metal fixtures, mirrors, kitchen appliances, automobiles, and graffiti removal; that there will be no water used in the operation, simply steam; that the hours of operation will be 10 hours a day, from 8 A.M. to 6 P.M., six days a week with three to five employees; that at the site is presently a nail salon and pizzeria; that the rear ground floor area will be where the business will be conducted; that the signs will be as permitted by the City ordinance.

Mr. Sala had marked into evidence as “A-1” a brochure of Perfect Steam Cleaning; and printout of Carsmos explaining the steam cleaning machinery.

Mr. Sala on behalf of his client stipulated that there will be no more than 10 vehicles parked overnight at the premises and that there will be work done outside but all contained within the interior of the building.

Roger DeNiscia testified as a planner and stated that the use is not a permitted use; that the size of the property is one acre; that it is a desirable location; that there are two other businesses run on the first floor, a pizza and a bagel business; that the goals of the master plan are satisfied; that the use is consistent with the master plan; that the site is in an M-1 industrial zone; that the site is particularly suited for the proposed use; that there will be no additions to the footprint of the building.

Offered into evidence as “A-2” were five photographs of the site from different angles.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application with the stipulation that there be no more than ten motor vehicles parked overnight at the site and further that there be no outside work, with everything contained within the building and further instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr Stephen Christopher. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, George Foukas, Vice-Chrmn Gerard

Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

3.	**IVO RODRIGUEZ & VANIA RODRIGUEZ,**
Use Variance	**H/W – TRIMBLE AUTO BODY**, 214 Trimble Avenue, Block 6.16, Lot 5 – B-C – Existing auto body shop proposes to add wholesale auto sales as accessory use. Two uses proposed on one lot, use variance required. Any other use deemed necessary by the Board.

This matter was previously continued by the Board until the May 18, 2016, meeting of the Board.

RESOLUTIONS

Chrmn Mark Zecchino stated that the next order of business would be the adoption of the Resolutions set forth on the Agenda.

1. Upon motion made by Comr Stephen Christopher, seconded by Comr Louis DeStefano, and affirmed by Comrs Louis DeStefano, Stephen Christopher, and Chrmn Mark Zecchino, the Resolution GRANTING the application of MOHAMED ALY for minimum lot width, minimum lot area, and driveway 0 feet from left side lot line variances at 113 East Sixth Street, Block 1.25, Lot 5, was adopted. RB1

2. Upon motion made by Vice-Chrmn Gerard Scorziello, seconded by Comr Louis DeStefano, and affirmed by Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution DENYING the application of IHAB DAVID for variances to install a 6-foot-high solid fence on the right side yard at 139 Notch Road, Block 53.02, Lot 37, was adopted. RB2

3. Upon motion made by Comr Roy Noonburg, seconded by Vice-Chrmn Gerard Scorziello, and affirmed by Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution DENYING the application of KRESHNIK KLARI & ERAND MOLLA for side yard setback and rear yard setback for a detached garage at 55 Adams Street, Block 15.11, Lot 35, was adopted. RB1

4. Upon motion made by Comr Stephen Christopher, seconded by Comr Louis DeStefano, and affirmed by Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of SCAFAR CONTRACTING INC. with conditions for conditional use variance and site plan approval for storage of contractor's equipment in the rear portion of the property at 750 Bloomfield Avenue, Block 49.11, Lot 30 and 31, was adopted. M-2

There being no further business before the Board, Comr Stephen Christopher moved to adjourn. The motion was seconded by Vice-Chrmn Gerard Scorziello with the unanimous approval of the entire Board.

Respectfully submitted,

JOHN D. POGORELEC

COUNSEL SECRETARY

MEETING OF MAY 4, 2016.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: PUBLIC SERVICE ELECTRIC & GAS COMPANY
for premises known as: Athenia Switching Station, Mt. Prospect Avenue and 84 Runyon Road, Block 41.08, Lots 1 and 2 and Block 41.05, Lot 95
be and the same is hereby: GRANTED a D3 conditional use variance to permit the expansion of a utility installation within 500 feet of a residential district and bulk variance for building height together with proposed lightning mast.

Testimony concerning the aforesaid application was taken by the Board at its meetings on April 6, 2016, and May 4, 2016. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Roy Noonburg moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests conditional use variance and bulk variances to construct improvements to the existing Athenia Switching Station at premises located at Mt. Prospect Avenue and 84 Runyon Road, Block 41.08, Lots 1 and 2 and Block 41.05, Lot 95, which premises are located in an M-2, RA2, and RA3 zones; and

WHEREAS, the proposed improvements include the installation of a gas-insulated switch within a 12,650 square foot building, a 4,000 square foot Control House building, upgrade to an existing circuit breaker, a new standby emergency generator and two station light and power transformers, including water and sanitary connections to an existing building, new gas connection, gravel access road and landscaping by the proposed detention basin; and

WHEREAS, the Board, after hearing the testimony presented by the applicant's experts and the interested party, has made the following factual findings:

a. The Board previously granted a conditional use variance and preliminary and final site plan approval to the applicant for the site in question on January 16, 2013;

b. The Board previously granted conditional use variance and preliminary and final site plan approval for a voltage regulator and bulk variances for wall height and side yard setback on July 1, 2015;

c. The applicant now comes before the Board requesting approvals for the aforesaid work to satisfy the determination made by the Pennsylvania, Jersey, and Maryland Regional Transmission Authority, a Federal Energy Regulatory Commission, to upgrade the existing facility;

d. The applicant's experts included Peter K. Chan, the Senior Project Manager; Bradley M. Johnson, Engineering Manager Energy; Curtis Mersman, Project Manager Energy; Roy J. Dunn, Landscape Architect; Karen Dillon, Licensed Project Manager; and Jennifer Bean, Planning Expert; gave testimony concerning the proposed improvements as recommended by the Pennsylvania, Jersey, and Maryland Regulatory Commission;

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e. The applicant has satisfied the positive and the negative criteria required for the grant of the conditional use variance;

f. The applicant has shown sufficient hardship to justify the bulk variance for building height where the applicant is requesting 50 feet and the proposed lightning mast 101 feet;

g. The Board finds that the proposal will enhance the transmission facilities and will address any insufficiencies at the substation;

h. The benefits of the application will outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance since it will provide additional transmission facilities to meet reliability criteria which will enhance market efficiency; and

WHEREAS, the Board further finds that the proposal will not be detrimental to the health, safety, and general welfare of the neighborhood but in fact will improve the visual appearance of the premises;

NOW THEREFORE, BE IT RESOLVED that the proposal to upgrade and expand the utility installation at the subject premises be and the same is hereby approved and the conditional D3 use variance and the bulk variances for building height and lightning mast be and the same are hereby granted subject to such further governmental approvals as may be required by law **and subject to the following conditions:**

1. That the applicant comply with all requirements set forth in the report of Neglia Engineering dated March 21, 2016, and revised April 29, 2016, including all proposals required by outside agencies and internal municipal departments of the City of Clifton;

2. That all the conditions set forth in the Resolution of the Board dated July 1, 2015, are incorporated herein by reference and made a part hereof;

3. Subject to Passaic County Planning Board approval, if required.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr ROY NOONBURG.

Seconded by: Comr VICE-CHRMN GERARD SCORZEILLO.

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF MAY 4, 2016.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: JOHN and LINDA CORIGLIANO
for premises known as: 13 RUTGERS PLACE, BLOCK 27.08, LOT 16
be and the same is hereby: GRANTED a rear yard setback variance for a rear deck.

Testimony concerning the aforesaid application was taken by the Board at its meeting on May 4, 2016. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Roy Noonburg moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests rear yard setback variance approval as aforesaid to erect a rear yard deck at premises located at 13 Rutgers Place, Block 27.08, Lot 16, which premises are located in a RA2 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, has made the following factual findings:

a. The applicant proposes a 16- by 16-foot deck at the subject premises;
b. The rear yard setback requirement is 35 feet, and the applicant is proposing 27 feet;
c. The applicant has shown sufficient hardship to justify the grant of the variance requested;
d. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the rear deck will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposed rear deck will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a rear deck at premises located at 13 Rutgers Place, Block 27.08, Lot 16, be and the same is hereby approved and the rear yard setback variance be and the same is hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: **Comr ROY NOONBURG.**

Seconded by: **Comr VICE-CHRMN GERARD SCORZIELLO.**

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: PERFECT STEAM CORPORATION
for premises known as: 1115 BLOOMFIELD AVE., BLOCK 79.04, LOT 3
be and the same is hereby: GRANTED use variance for a steam cleaning services business.

Testimony concerning the aforesaid application was taken by the Board at its meeting on May 4, 2016. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests use variance approval for a steam cleaning service business for upholstery, ceramic and metal fixtures, mirrors, kitchen appliances, automobiles and graffiti removal at premises located at 1115 Bloomfield Avenue, Block 79.04, Lot 3, which premises are located in a M-1 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant and its expert, has made the following factual findings:

a. The applicant proposes a steam cleaning service as aforesaid;

b. The premises are located in an M-1 zone which does not permit the proposed use;

c. Based upon the testimony of applicant's planning expert, the site is particularly suited for the proposed use and the use is consistent with the goals and objectives of the master plan;

d. The applicant has satisfied the positive and negative criteria required for the grant of a use variance;

e. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance since the use is consistent with other uses in the zone; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposal will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to operate a steam cleaning service business at premises located at 1115 Bloomfield Avenue, Block 79.04, Lot 3, be and the same is hereby approved and the use variance be and the same is hereby granted subject to such further governmental approvals as may be required by law **and subject to the following stipulations:**

1. That there be no more than ten (10) motor vehicles parked overnight at the site;

2. That there will be no outside work conducted at the premises;

3. There will be no expansion to the footprint of the building; and

4. Subject to Passaic County Planning Board approval, if required.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.

Seconded by: Comr STEPHEN CHRISTOPHER.

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.