

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, December 5, 2018. 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 SCOTT SOCHON, MICHAEL MOLNER, DANIEL TRENK, LOUIS DE STEFANO, GEORGE FOUKAS, ROY NOONBURG, VICE-CHRMN GERARD SCORZIELLO, AND CHRMN MARK ZECCHINO.

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 Daniel Trenk, seconded by Comr Louis DeStefano, the Minutes of the November 14, 2018, regular meeting was adopted with the unanimous approval of the entire Board.

CONTINUED HEARINGS

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| 1.
Use
Variance;
Variances | <p>CLIFTON CHEDER, 1333 Broad Street, Block 76.01, Lot 5 – B-A – The Applicant seeks preliminary and final site plan approval and a (D)(3) conditional use variance for a private elementary school in the B-A Zone District. The following conditions of the conditional use are not being met and require variances as follows:</p> <p>With respect to the lot width, pursuant to Section 461-27, a lot width of 150 ft. is required and 133 ft. is existing and proposed.</p> <p>With respect to the maximum lot coverage, pursuant to Section 461-27, 20% is the maximum permitted and 24.74% existing and proposed.</p> <p>With respect to the minimum side yard, 20 ft. for one (1) and 40 ft. for both, pursuant to Section 461-27 is required, and 18.87 ft. for one (1) and 42.74 ft. for both is existing and proposed.</p> <p>This application to the Board of Adjustment is being made for a (D)(3) conditional use variance for a private elementary school and noticed to the public pursuant to N.J.S.A.40:55(D)(3).</p> |
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The Applicant will also request such other variances, waivers, and interpretations as may be required which may arise during the course of the public hearing or at the request of the Board of Adjustment. The Application, Plans and papers in connection with the Application are available for public inspection at the Zoning Division of the City of Clifton, Clifton, New Jersey, between the hours of 9 A.M. and 3 P.M. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Board of Adjustment.

This matter was previously continued to the February 6, 2019, meeting of the Board.

2.
Use
Variance;
Variances

ALI EKINCI/SEMERKEND CULTURAL CENTER,
421 Clifton Avenue, Block 12.09, Lot 11 – BA1 –
Applicant proposes to use property as a Cultural Center and existing second floor apartment. First floor was previously approved as an apartment and a reading room. Existing garage will also be used as a meeting area and storage. Variances required:
1) D-1 use variance required for the mixed use, and for the Cultural Center.
2) Lot area is 5700 sq.ft. and 6000 sq.ft. required.
3) 25’ front yard setback required and 12.1’ provided.
4) 10’ (right) side yard required and 7.8’ provided.
5) 30% lot coverage permitted and 50% coverage existing.
6) 28 parking spaces required and 2 provided.

At the request of the attorney for the applicant, this matter was continued to the January 2, 2019, meeting of the Board.

3.
Use
Variance;
Variances

FETTE REALTY, INC., 41 Conklin Drive,
1137 Route 46, Block 45.06, Lot 8 and 1 –
RA2/B-D – Applicant proposes to demolish the existing dwelling and utilize the site for parking of automobiles. The following variances are requested:
1) Use variance required for the principal use of a parking lot in a residential zone.
2) Parking proposed in the required front yard.
3) Parking proposed with a 1’ front, rear and side yard setback where 5’ is required in the front, left side and rear and 10’ on the street side.
4) 6’ high solid fence proposed around the property.
5) Such other relief as deemed necessary by the Board.

Chrmn Zecchino read into the record a communication dated December 3, 2018, received from the attorney for the applicant, Glenn Peterson, Esq., requesting that

the matter be withdrawn.

Thereupon, upon motion made by Comr Louis DeStefano, seconded by Comr Michael Molner, and affirmed with the unanimous approval of the entire Board, this matter was dismissed without prejudice in accordance with the form as more fully appears at the end of these Minutes.

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

4. LANDSCAPE TECHNIQUES INC.,

Use 33 Kingsland Avenue, Block 84.05,
Variance; Lot 10 – M-2 – Applicant seeks to store
Variance landscaping equipment, materials and trucks and erect a maintenance garage and office space. A conditional use variance is required for this use. Principal access to the use is not located on a collector or anterior street. A parking variance is required as nine ~~(9)~~ 18 spaces are provided and twenty-nine ~~(29)~~ 26 are required. A D-3 variance is required. Site plan approval required.

Thomas P. DeVita, Esq., with offices at 452 Clifton Avenue, Clifton, New Jersey, appeared on behalf of the applicant. Present and sworn were the following: Brian Koribanick of 414 Centre Street, Nutley, New Jersey; Mario Iannelli, PE, Department Manager, of Dewberry-Goodking, Inc., 600 Parsippany Road, Suite 301, Parsippany, New Jersey; William P. Stimmel, PE, PP, PTOE, of Stimmel Engineering, PO Box 280, Rutherford, New Jersey; and John W. Callahan, Landscape Industry Certified Technician, Project Manager, of Landscape Techniques, Inc., 414 Centre Street, Nutley, New Jersey. There were no objectors.

Mr. Koribanick testified that he proposes to construct an office building with a four bay garage and have outdoor storage for landscaping equipment, materials, and trucks at the subject premises; that a total of 18 parking spaces are proposed including two accessible spaces and eight truck parking spaces; that access to the site is from a two-way driveway off Kingsland Avenue; that the hours of operation are generally from 7 A.M. to 5 P.M., five days a week and sometimes on Saturday; that a majority of the work conducted by the applicant is in Essex County.

Mario Iannelli testified as an Engineer and stated that the property is currently an undeveloped lot; that the proposal calls for the construction of a two-story office building with a 5,500 square foot footprint with a ground level garage, associated surface asphalt, parking lot with 18 parking spaces, and a two-way access road to Kingsland Avenue; that there will be site improvements consisting of a gravel driveway that connects the parking lot with eight landscape storage bins; that there will be perimeter fencing, a refuse enclosure, and curbing, drainage, and landscaping will also be provided; that the unpaved areas will be for the storage of plants, trucks and equipment.

William Stimmel testified as a planner and stated that the applicant satisfies all conditions for a D(3) conditional use variance; that a variance is required for the number of parking spaces where 26 parking spaces are required and 18 are proposed; that the positive criteria is satisfied since the use is a permitted use; that the negative criteria is also satisfied in that the proposal will not have any effect on surrounding properties and further that the grant of the conditional use variance will not substantially impair the intent and purpose of the zone plan and the zone

ordinance.

The Board reviewed the report of Neglia Engineering dated November 7, 2018, and the report of its Planning Consultant, Gregory Associates, LLC, dated November 20, 2018.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application, stating that the site in question is a suitable site and there are no adjacent properties which will be adversely affected as a result of the approval of the conditional use variance. Vice-Chrmn Scorziello further instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr Michael Molner. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, 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. **DREW BENFANTE**, 105 Pershing Road,
Variance Block 41.11, Lot 27 – RA2 – The applicant
proposes to build a rear yard deck and the
following variance is required: Rear yard
proposed at 24’ where 35’ is required.

The applicant, residing at 105 Pershing Road, Clifton, New Jersey, was present and sworn.

Vice-Chrmn Scorziello excused himself from participating, and Comr Sochon voted in his place and stead.

Mr. Benfante testified that he requests approval to erect a rear deck; that the rear yard setback proposed is 24 feet where 35 feet is required; that the proposed deck will not have a detrimental impact on the adjacent properties in the neighborhood.

After a review of the testimony, Comr Daniel Trenk moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr Michael Molner. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, 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. **RAFEL REYES**, 805 Van Houten Avenue,
Use Block 42.01, Lot 24 – B-C – Applicant
Variance proposes to construct a second story rear
Deck. The following variance is required:
Use variance required for the expansion of
an existing nonconforming mixed use building.

The applicant and his daughter, residing at 805 Van Houten Avenue, Clifton, New Jersey, were present and sworn. There were no objectors.

The applicant, through his daughter, testified that he requests variance approval to construct a second story rear deck; that the purpose of the deck is to allow for two exits from a residence; that the deck will also allow residents access to the yard for emergencies and fires.

There was discussion by the Board concerning the location of the deck at the rear of the property and the size of the deck. After discussion, the applicant stipulated that he would move the deck to the right side of the property and locate it at the right side toward the back of the house, and the size of the deck will be 3.5- by 8-feet with the stairs serving access to the deck.

After a review of the testimony, Comr Roy Noonburg moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution, stating that there were no objectors to the application. The motion was seconded by Comr George Foukas. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, and Chrmn Mark Zecchino. Voting in the negative was Vice-Chrmn Gerard Scorziello. By a six to one 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. **BARBARA SALA**, 179 Randolph Avenue,
Use Block 3.10, Lot 17 – RB2 – Existing building
Variance; is two residential units on the second floor and
Variance the first floor was used as a law office.
Applicant is closing the law office and it doesn't
Meet the requirements of a modern law office.
The property is surrounded by residential uses
and the applicant proposes to convert the office
to a single residential unit. The resulting three
residential unit building requires a use variance
and parking variance (Six spaces required and
one space provided. Existing uses require 12
parking spaces.) Existing nonconforming lot
width, lot area and building setbacks. Such other
relief as may be required by law.

Thomas P. DeVita, Esq., with offices at 452 Clifton Avenue, Clifton, New Jersey, appeared on behalf of the applicant. Present and sworn was the applicant, Barbara Sala, residing at 140 Hepburn Road, Clifton, New Jersey. There were no objectors.

Mrs. Sala testified that the existing building is over 100 years old; that the two second floor apartments have been in existence since the structure was constructed; that the applicant proposes to convert the law office located on the first floor to a first floor residential apartment; that the property in question is surrounded by residential uses; that the resulting three-residential unit building requires a use variance and parking variance where six spaces are required and one space is provided; that the existing uses require 12 parking spaces; that the proposal will conform with the residential uses in the neighborhood.

After a review of the testimony, Comr George Foukas moved to grant the application 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 Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, 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.

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 Roy Noonburg, seconded by Comr Daniel Trenk, and affirmed by Comrs Michael Molnar, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of RICOBA USA, INC. t/a RECYCLE CITY for use variance and site plan approval for expansion of a non-conforming use to permit the construction of a canopy over the area of the property on which waste newspaper and equipment is stored at 41 Broad Street, Block 15.02, Lot 1, was adopted. M-2

APPROVAL OF LEGAL NOTICE – 2019 MEETING DATES

Chrmn Zecchino announced that the Board must act upon the adoption of the Legal Notice for the 2019 Clifton Zoning Board of Adjustment meeting dates.

Upon motion made by Comr Roy Noonburg, seconded by Comr Louis DeStefano, and affirmed by Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Legal Notice with the 2019 meeting dates was approved for publication.

APPOINTMENT OF ZONING BOARD PROFESSIONALS FOR 2019

Chrmn Zecchino announced that the Board must act upon the appointments for professionals for the year 2019.

1. Counsel Secretary. Counsel Secretary Pogorelec has been serving the Board since 1975; that he is presently a contract employee with the City of Clifton employed by the Zoning Board of Adjustment of the City of Clifton, and he would like to continue to attend meetings and advise the Board; prepare the Minutes, Agendas, and Legal Notices, attend special meetings; defend the Board in all litigation challenging the decisions of the Board; and prepare deed restrictions as instructed by the Board.

Vice-Chrmn Gerard Scorziello moved to hire John D. Pogorelec as Counsel Secretary on a contract basis to be paid \$900.00 a meeting for each regular Board meeting; that he shall be compensated for special meetings out of the escrow imposed against applicants; that his hourly rate for defense of litigation shall be \$125.00 per hour; that his contract shall be reviewed on an annual basis. The motion was seconded by Comr George Foukas. There were no other nominations. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the Counsel was authorized to prepare the proper Resolution for the calendar year 2019, for a one-year term.

2. Planner. Vice-Chrmn Gerard Scorziello moved to appoint Kathryn M. Gregory, PP, AICP. The motion was seconded by Comr Michael Molner. There were no other nominations. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Kathryn M. Gregory was appointed as the Planner for the calendar year 2019 at an hourly rate of \$125.00 for a one-year term and was instructed to prepare the 2018 annual report for the fee of \$2,000.00 as per her November 19, 2018, communications.

3. Engineer. Vice-Chrmn Gerard Scorziello moved to appoint Neglia Engineering Associates for the position of Engineer. The motion was seconded by Comr Roy Noonburg. There were no other nominations. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Neglia Engineering Associates was unanimously elected as Engineer to the Zoning Board of Adjustment for the calendar year 2019, for a one-year term, as per communication entitled 2019 Municipal Hourly Billing Rates.

4. Landscape Architect. Vice-Chrmn Gerard Scorziello moved to appoint Neglia Engineering Associates for the position of Landscape Architect. The motion was seconded by Comr Michael Molner. There were no other nominations. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Neglia Engineering Associates was unanimously elected as Landscape Architect to the Zoning Board of Adjustment for the calendar year 2019, for a one-year term as per communication entitled 2019 Municipal Hourly Billing Rates.

5. Traffic Consultant. Vice-Chrmn Gerard Scorziello moved to appoint Neglia Engineering Associates for the position of Traffic Consultant. The motion was seconded by Comr Louis DeStefano. There were no other nominations. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Neglia Engineering Associates was unanimously elected as Traffic Consultant to the Zoning Board of Adjustment for the calendar year 2019, for a one-year term as per communication entitled 2019 Municipal Hourly Billing Rates.

6. Cell Tower/Telecommunications. Comr George Foukas moved to appoint Dr. Bruce A. Eisenstein for the position of Cell Tower/Telecommunications expert. The motion was seconded by Comr Michael Molner. There were no other nominations. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Dr. Bruce A. Eisenstein was unanimously elected as Cell Tower/Telecommunications expert to the Zoning Board of Adjustment for the calendar year 2019, for a one-year term.

7. Certified Shorthand Reporter. Vice-Chrmn Gerard Scorziello moved to appoint Laura A. Carucci, CSR, RPR, LLC, for the position of Certified Shorthand Reporter. The motion seconded by Comr Louis DeStefano. There were no other nominations. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Laura A. Carucci, CCR, RPR, was unanimously elected as Certified Shorthand Reporter to the Zoning Board of Adjustment for the calendar year 2019, for a one-year term as per the terms stated in communication of Laura A. Carucci, CCR, RPR, dated November 9, 2018.

There being no further business before the Board, Comr Louis DeStefano moved to adjourn. The motion was seconded by Comr George Foukas with the unanimous approval of the entire Board.

Respectfully submitted,

JOHN D. POGORELEC
COUNSEL SECRETARY

MEETING OF DECEMBER 5, 2018.

**RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J.,
that the application of: FETTE REALTY, INC.
for premises known as: 41 Conklin Drive/1137 Route 46,
Block 45.06, Lot 8 and 1
be and the same is hereby: DISMISSED WITHOUT PREJUDICE to demolish
existing dwelling and utilize the site for parking automobiles.**

Testimony concerning the aforesaid application was taken by the Board at its meeting on October 17, 2018. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

At the request of the attorney for the applicant, the matter was dismissed without prejudice as follows:

WHEREAS, the applicant requests use variance and variance approvals to demolish the existing dwelling and utilize the site for parking of automobiles at premises located at 41 Conklin Drive/1137 Route 46, Block 45.06, Lot 8 and 1, which premises are located in a RA2/B-D zone; and

WHEREAS, the Board is in receipt of a written communication dated December 3, 2018, from the attorney for the applicant, Glenn Peterson, requesting that the application be withdrawn;

NOW THEREFORE, BE IT RESOLVED that the application to demolish the existing dwelling and utilize the site for parking automobiles at premises located at 41 Conklin Drive/1137 Route 46, Block 45.06, Lot 8 and 1, be and the same is hereby dismissed without prejudice.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr MICHAEL MOLNER.

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

MEETING OF DECEMBER 5, 2018.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: LANDSCAPE TECHNIQUES INC. for premises known as: 33 Kingsland Avenue, Block 84.05, Lot 10 be and the same is hereby: GRANTED D(3) conditional use variance and parking variance to construct a two-story office building with a 4-bay ground-level garage, associated surface asphalt, parking lot with 18 parking spaces and a two-way access road to Kingsland Avenue, including gravel driveway that connects the parking lot with eight landscape storage bins, perimeter fencing, a refuse enclosure, curbing, drainage, and landscaping, with unpaved areas for the storage of plants, trucks, and equipment.

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 5, 2018. 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 variance approval as aforesaid to construct an office building with 4-bay garage and have outdoor storage for their landscaping equipment, materials, and trucks along with 18 parking spaces at premises located at 33 Kingsland Avenue, Block 84.05, Lot 10, which premises are located in an M-2 zone; and

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

- a. The site in question is vacant and undeveloped;
- b. The applicant proposes to construct an office building with a 4-bay garage and have outdoor storage for landscaping equipment, materials, and trucks;
- c. The applicant proposes 18 parking spaces where 26 are required;
- d. Based upon the testimony of the applicant's planner, the applicant has satisfied the D(3) conditional use variance requirements;
- e. The proposal will not have any negative impact on any adjacent properties;
- f. The applicant has shown sufficient hardship to justify the grant of the parking variance requested;
- g. 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; 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;

(CONTINUED)

(CONTINUED)

NOW THEREFORE, BE IT RESOLVED that the application to construct an office building with a 4-bay ground-level maintenance garage for storage of landscaping equipment, materials, and trucks as aforesaid at premises located at 33 Kingsland Avenue, Block 84.05, Lot 10, be and the same is hereby approved and the D(3) conditional use variance and parking 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. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

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 MICHAEL MOLNER.

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

MEETING OF DECEMBER 5, 2018.

**RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J.,
that the application of: DREW BENFANTE
for premises known as: 105 Pershing Road, Block 41.11, Lot 27
be and the same is hereby: GRANTED rear yard setback variance to build a rear
deck.**

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 5, 2018. 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 Daniel Trenk moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval as aforesaid to build a rear deck at premises located at 105 Pershing Road, Block 41.11, Lot 27, which premises are located in an RA2 zone; and

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

- a. The applicant proposes to build a rear yard deck;
- b. The rear yard setback requirement is 35 feet, and the applicant is proposing 24 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 proposal 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 proposal will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to build a rear deck at premises located at 105 Pershing Road, Block 41.11, Lot 27, be and the same is hereby approved and the 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. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.
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 Daniel Trenk.
Seconded by: Comr Michael Molner.
Affirmed by: Comrs Scott Sochon, Michael Molner, Daniel Trenk, Louis
DeStefano, George Foukas, Roy Noonburg, and Chrmn Mark Zecchino.**

MEETING OF DECEMBER 5, 2018.

**RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J.,
that the application of: RAFEL REYES
for premises known as: 805 Van Houten Avenue, Block 42.01, Lot 24
be and the same is hereby: GRANTED use variance to construct a second story
rear deck.**

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 5, 2018. 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 use variance approval as aforesaid to construct a second story rear deck at premises located at 805 Van Houten Avenue, Block 42.01, Lot 24, which premises are located in a B-C zone; and

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

- a. The applicant requests use variance approval to construct a second story rear deck;
- b. A use variance is required for the expansion of an existing, non-conforming mixed use building;
- c. The applicant has satisfied the positive and negative criteria required for the grant of the application;
- d. The applicant has stipulated to relocating the proposed second story deck to the right side of the building and to reduce the size of the deck to 3.5- by 8-feet;
- 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; 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 construct a second story rear deck at premises located at 805 Van Houten Avenue, Block 42.01, Lot 24, be and the same is hereby approved and the variance be and the same is hereby granted subject to such further governmental approvals as may be required by law **SUBJECT TO PASSAIC COUNTY PLANNING BOARD APPROVAL AND FURTHER SUBJECT TO THE DECK BEING RELOCATED TO THE RIGHT SIDE OF THE PROPERTY AND REDUCED IN SIZE TO 3.5- BY 8 FEET.**

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

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 GEORGE FOUKAS.

Affirmed by: Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, and Chrmn Mark Zecchino.

MEETING OF DECEMBER 5, 2018.

**RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J.,
that the application of: BARBARA SALA
for premises known as: 179 Randolph Avenue, Block 3.10, Lot 17
be and the same is hereby: GRANTED use variance and bulk and parking
variances to convert a first floor office to residential, resulting in three residential
units.**

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 5, 2018. 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 George Foukas moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests use variance and parking and bulk variances approval as aforesaid to convert office use to residential, for a total of three residential units at premises located at 179 Randolph Avenue, Block 3.10, Lot 17, which premises are located in a RB2 zone; and

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

- a. The premises in question presently consists of a law office on the first floor and two residential units on the second floor;
- b. The applicant proposes to convert the law office to a single residential unit, resulting in a three residential unit building;
- c. That a use variance and parking variance are required;
- d. The building has been in existence for over 100 years, and the immediate neighborhood is all residential;
- e. The applicant has satisfied the positive and negative criteria required for the grant of a use variance;
- f. The applicant has shown sufficient hardship to justify the grant of the parking variance where 6 parking spaces are required, and the applicant is proposing one space;
- g. 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; 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 convert first floor office use to residential, resulting in a 3-residential unit building at premises located at 179 Randolph Avenue, Block 3.10, Lot 17, be and the same is hereby approved and the use variance and parking and bulk variances be and the same are hereby granted subject to such further governmental approvals as may be required by law **SUBJECT TO PASSAIC COUNTY PLANNING BOARD APPROVAL.**

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

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 GEORGE FOUKAS.

Seconded by: Comr VICE-CHRMN GERARD SSCORZIELLO.

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

MEETING OF DECEMBER 5, 2018.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: n/a
for premises known as: n/a
be and the same is hereby: n/a

2019
RESOLUTION APPOINTING
JOHN D. POGORELEC, ESQ.
AS COUNSEL SECRETARY FOR THE
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF CLIFTON

WHEREAS, the Zoning Board of Adjustment requires legal counsel and secretary to attend all meetings, take the Minutes of said meetings, prepare the proper Resolutions, and render legal opinions to the Board; and

WHEREAS, the Zoning Board is desirous of appointing John D. Pogorelec as its Counsel Secretary and entering into a contract with him for his services as an independent contractor; and

WHEREAS, the members of the Zoning Board are of the opinion that the said Counsel Secretary should be compensated for his attendance at all Zoning Board meetings at a regular salary and that he should also be compensated for the additional and extra legal services in defending the Zoning Board in lawsuits filed against it and preparing deed restrictions as directed by the Zoning Board and attending special meetings called by the Zoning Board to be compensated by applicants through the escrow ordinance; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. requires that the Resolution authorizing the award of contracts for professional services without competitive bids and the contract itself must be available for public inspection;

NOW THEREFORE, BE IT RESOLVED that in compliance with N.J.S.A. 40A:11-1 et seq., the Zoning Board of Adjustment of the City of Clifton does hereby appoint John D. Pogorelec, Esquire, as its Counsel Secretary, to attend all regular meetings scheduled by the Board, prepare the Minutes and Resolutions, and handle all correspondence of the Board; and

BE IT FURTHER RESOLVED that the said John D. Pogorelec, Esquire, be and he is hereby appointed defense counsel in all actions filed in the Superior Court, Law Division, Appellate Division, and the Supreme Court where the Board denies the relief requested to the applicant, and the applicant challenges the decision of the Zoning Board of Adjustment; and

BE IT FURTHER RESOLVED that the reasons for such appointment are that he has served the Board as Counsel Secretary since 1975, and since he is present at each meeting of the Board, that he is familiar with the record established before the Board, that he is familiar with any particular evidence issues, and that he has provided legal counsel to the Board in making its decisions; and

BE IT FURTHER RESOLVED that whenever the Zoning Board of Adjustment of the City of Clifton schedules special meetings, it shall require applicants to post sufficient escrows to pay the cost of the Counsel Secretary for preparation of the Agenda, attendance at the meeting, and drafting of the Minutes; and

BE IT FURTHER RESOLVED that the said John D. Pogorelec is authorized to prepare deed restrictions imposed by the Board at the expense of the applicant and file same with the Passaic County Clerk, Registry Division; and

BE IT FURTHER RESOLVED that the said John D. Pogorelec shall be entitled to be compensated at the rate of NINE HUNDRED (\$900.00) DOLLARS for each regular meeting scheduled by the Board; the sum of ONE HUNDRED TWENTY FIVE (\$125.00) DOLLARS per hour for the time expended in defending lawsuits on behalf of the Zoning Board as aforesaid; and attending special meetings called by the Board, to be paid by the applicant from an escrow fund deposited with the City of Clifton; and

BE IT FURTHER RESOLVED that the Chairman and Vice-Chairman were hereby authorized and directed to execute the attached agreement with John D. Pogorelec, Esquire; and

BE IT FURTHER RESOLVED that a copy of this Resolution be published once in The Herald News in accordance with N.J.S.A. 40A:11-1 et seq. and the Resolution and Contract shall be on file and available for public inspection in the office of the Municipal Clerk; and

BE IT FURTHER RESOLVED that this Contract is awarded without competitive bidding as a professional service in accordance with N.J.S.A. 40A-11-5 (1)(e) of the Local Public Contracts Law because the contract is for services performed by a person authorized by law to practice a recognized profession that is regulated by law.

Resolution moved by: Vice-Chrmn Gerard Scorziello.

Seconded by: Comr George Foukas.

Affirmed by: Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.
MEETING OF DECEMBER 5, 2018.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: n/a

for premises known as: n/a

be and the same is hereby: n/a

BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of Adjustment hereby appoints GREGORY ASSOCIATES, LLC, KATHRYN M. GREGORY, PP, AICP, as its Planner for the Zoning Board of Adjustment of the City of Clifton for the calendar year 2019 for a one-year term as per the annexed letters dated November 19, 2018, from Gregory Associates, LLC; and to prepare the Annual Report for the Board for 2018.

Resolution moved by: Vice-Chrmn Gerard Scorziello.

Seconded by: Comr Michael Molner.

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



November 19, 2018

John D. Pogorelec, Esq.
Zoning Board of Adjustment Attorney/Secretary
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Dear Mr. Pogorelec,

Gregory Associates, LLC proposes to provide professional planning services to the Zoning Board of Adjustment of the City of Clifton for the calendar year 2019. Our scope of services will include the following:

1. Planning Services as requested by the Board of Adjustment as required under the Municipal Land Use Law and the ordinances of the City of Clifton;
2. Such duties as prescribed by general law and ordinance; 3. Representation to attend meetings as requested by the Board.

Kathryn M. Gregory, PP, AICP, of Gregory Associates, LLC, is well established in municipal planning serving municipal clients since 1996. We provide a full range of municipal planning services including Master Planning, Redevelopment Planning, Zoning Ordinance preparation, COAH Housing Plan preparation, and Site Plan and Subdivision reviews.

Due to the dramatic increasing costs of health insurance, our hourly rate for the above-mentioned services are proposed at a slight increase to \$125 per hour, to be paid by escrow accounts from applicants.

Our municipal clients are primarily located in northern New Jersey. The local nature of our firm helps us to better understand the City's needs and goals. Our firm involvement and experience in serving private clients also provides us with a balanced view of the development and redevelopment process and enables us to better serve our municipal clients. We think that we have the experience and knowledge to serve the Clifton Zoning Board of Adjustment in a positive and productive manner.

Please do not hesitate to contact me if you need anything further.

Very truly yours,

Kathryn M. Gregory, PP, AICP
Principal

Gregory Associates, LLC ♦ 96 Linwood Plaza #350, Fort Lee, NJ 07024 ♦ 201.336.0028 P ♦
kathryn@gregoryassociatesllc.com



November 19, 2018

John D. Pogorelec, Esq.
Zoning Board of Adjustment Attorney/Secretary
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Dear Mr. Pogorelec,

Gregory Associates, LLC is pleased to present a proposal to prepare the Annual Report of the Zoning Board of Adjustment, pursuant to 40:55D-70.1. Annual report:

“The board of adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The board of adjustment shall send copies of the report and resolution to the governing body and planning board. L. 1985, c. 516, s. 16.”

Our proposed cost for the preparation of the 2018 report is \$2000.

Please do not hesitate to contact me if you require anything further.

Very truly yours,

Kathryn M. Gregory, PP, AICP
Principal

MEETING OF DECEMBER 5, 2018.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the
application of: n/a
for premises known as: n/a
be and the same is hereby: n/a

BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of
Adjustment hereby appoints NEGLIA ENGINEERING ASSOCIATES as its
Engineer for the Zoning Board of Adjustment of the City of Clifton for the
calendar year 2019 as per the annexed Neglia Engineering Associates 2019
Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Vice-Chrmn Gerard Scorziello.
Seconded by: Comr Roy Noonburg.
Affirmed by: Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George
Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF DECEMBER 5, 2018.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the
application of: n/a
for premises known as: n/a
be and the same is hereby: n/a

BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of
Adjustment hereby appoints NEGLIA ENGINEERING ASSOCIATES as its
Landscape Architect for the Zoning Board of Adjustment of the City of Clifton
for the calendar year 2019 as per the annexed Neglia Engineering Associates
2019 Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Vice-Chrmn Gerard Scorziello.

Seconded by: Comr Michael Molner.

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

MEETING OF DECEMBER 5, 2018.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the
application of: n/a
for premises known as: n/a
be and the same is hereby: n/a

BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of
Adjustment hereby appoints NEGLIA ENGINEERING ASSOCIATES as its Traffic
Consultant for the Zoning Board of Adjustment of the City of Clifton for the
calendar year 2019 as per the annexed Neglia Engineering Associates 2019
Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Vice-Chrmn Gerard Scorziello.
Seconded by: Comr Louis DeStefano.
Affirmed by: Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George
Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

NEGLIA ENGINEERING ASSOCIATES
2019 MUNICIPAL
HOURLY BILLING RATES

PRINCIPAL	\$185.00	SENIOR ENGINEER / SENIOR MANAGER	
	\$175.00	PROFESSIONAL ENGINEER / PROJECT MANAGER	
	\$165.00	DESIGN ENGINEER	\$130.00 ENGINEERING ASSISTANT
	\$ 99.00		
PROFESSIONAL PLANNER	\$165.00	PROFESSIONAL LANDSCAPE	
ARCHITECT	\$145.00	LANDSCAPE DESIGN	\$110.00 COMPUTER AIDED
DESIGNER	\$105.00		
CONSTRUCTION MANAGER	\$135.00	CONSTRUCTION PROJECT	
COORDINATOR	\$ 95.00	TECHNICAL OBSERVER	\$110.00
PROFESSIONAL SURVEYOR / PROJECT MANAGER	\$155.00	SURVEY	
PROJECT MANAGER	\$130.00	3 MAN SURVEY CREW	\$200.00 2 MAN
SURVEY CREW	\$165.00	1 MAN SURVEY CREW(GPS AND EQUIPMENT)	
\$150.00 CERTIFIED WETLAND DELINEATOR	\$155.00		
LICENSED COLLECTION SYSTEM OPERATOR			\$135.00
REIMBURSABLE EXPENSES PAPER PRINTS (All Sizes)	\$ 2.00	sheet	
MYLARS		\$15.00	sheet
COLOR PRINTS		\$53.00	sheet
PHOTOCOPIES (Black & White)	. 15/page	PHOTOCOPIES (Color)	\$
.25/page			
MILEAGE		\$.55	mile
SUB-CONSULTANTS		10%	administrative fee

Notes:

1. Expert testimony for deposition or trial is billed at 1% standard billing rate.
2. Labor billings include miscellaneous direct costs such as telephone calls, faxes, copying and postage No charges are levied for use of computers, plotters, or CAD systems.
- 3 After hour and Holiday Call Outs
 - a. 7:00pm to 5:00am — 1.5 times the hourly rate and a 4 hour minimum
 - b. Holidays —2 times the hourly rate and a 4 hour minimum

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MEETING OF DECEMBER 5, 2018.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the
application of: n/a
for premises known as: n/a
be and the same is hereby: n/a

BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of
Adjustment hereby appoints DR. BRUCE A. EISENSTEIN as its Cell
Tower/Telecommunications Expert for the Zoning Board of Adjustment of the
City of Clifton for the calendar year 2019 for a one-year term.

Resolution moved by: Comr George Foukas.

Seconded by: Comr Michael Molner.

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

MEETING OF DECEMBER 5, 2018.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the
application of: n/a
for premises known as: n/a
be and the same is hereby: n/a

BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of
Adjustment hereby appoints LAURA A. CARUCCI, C.S.R., R.P.R., LLC as its
Certified Shorthand Reporter for the Zoning Board of Adjustment for the City of
Clifton for the calendar year 2019 for a one-year term as in accordance with
communication dated November 9, 2018, annexed hereto.

Resolution moved by: Vice-Chrmn Gerard Scorziello.
Seconded by: Comr Louis DeStefano.
Affirmed by: Comrs Michael Molner, Daniel Trenk, Louis DeStefano, George
Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
CERTIFIED COURT REPORTERS
P.O. BOX 505
SADDLE BROOK, NJ 07663
201-641-1812
201-843-0515 FAX
LauraACaruccillc@gmail.com

November 9, 2018

City of Clifton

Zoning Board of Adjustment

900 Clifton Avenue

Clifton, New Jersey 07613

Attn: Chairman Zecchino, Vice Chairman Scorziello and Board Members

Re: Professional Certified Court Reporting Services for 2019

Dear Chairman, Vice Chairman and Board Members:

Just a quick note to wish you well this holiday season and to thank you for allowing us to be of service. I am pleased you have placed your confidence in my professional service again this year.

I now offer a wonderful addition to my court reporting services. I have the capability to include, in the PDF transcripts, digital copies of all exhibits marked at the hearing. This will end confusion over which exhibit/revision the board received, reviewed and voted on at the hearing. It is also of great assistance to absent Board Members who need to review same to be eligible to vote.

I have been serving the Board and the City of Clifton for many years. And after much consideration, I have decided to continue to freeze my fee schedule once again, so it will remain the same for the year 2019.

My rates for 2019 are, again, an appearance fee for regular meetings \$250.00 from 7:00 p.m. – 10:30 p.m.

My rates for 2019 for appearance fee for special meetings remains at \$350.00 from 7:00 p.m. – 10:00 p.m. Overtime at Special Meetings will be charged at \$50.00 per every half hour or part thereof after 10:00 p.m.

If the Board has any questions, please do not hesitate to call my office. I wish to thank the Board in advance for your consideration in this matter.

Sincerely,

Laura A. Carucci, CCR, RPR