

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 4, 2019. 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 ZALMAN GURKOV, SCOTT SOCHON, MICHAEL MOLNER, LOUIS DE STEFANO, GEORGE FOUKAS, ROY NOONBURG, VICE-CHRMN GERARD SCORZIELLO, AND CHRMN MARK ZECCHINO.

ABSENT: COMR DANIEL TRENK.

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 Louis DeStefano, seconded by Comr Scott Sochon, the Minutes of the November 20, 2019, regular meeting were adopted with the unanimous approval of the entire Board.

#### NEW HEARINGS

1.                    LOUIS REYNOLDS, 32 Fordham Road,  
Variances        Block 26.05, Lot 24 – RA3 – Applicant  
                     proposes to install a fireplace within the  
                     house and the chimney would be 5.2' from  
                     the right side lot line where 6' is required.  
                     A new detached garage is proposed on  
                     an existing concrete slab. Garage will  
                     be 2.9' from the left side lot line where  
                     5' is required.

Chrmn Mark Zecchino announced that due to improper notice, this matter would be carried to the January 9, 2020, meeting of the Board.

2.                   STEVEN YALKAB, 83 Runyon Road,  
Variance           Block 41.07, Lot 10 – RA3 – Applicant  
                      proposes to construct an open front  
                      porch and second floor addition located  
                      14.17’ from the front lot line where a  
                      minimum of 25’ is required.

The applicant, residing at 83 Runyon Road, Clifton, New Jersey, was present and sworn. There were no objectors.

Mr. Yalkab testified that he requests variance approval to construct an open front porch and second floor addition to his one-family home; that he is moving the front door and adding a front porch with steps; that the front yard setback does not comply due to the curve of the road; that he requests front yard setback variance where 25 feet is required, and he is proposing 14.17 feet.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr Scott Sochon. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, 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.

3.                   MEADOWLANDS ATHLETIC CENTER  
Use                d/b/a MEADOWLANDS STARZ,  
Variance           316 Colfax Ave., Unit C, Block 28.02,  
                      Lot 17 – M-1 – Applicant proposes to use  
                      an industrial space for manufacturing of  
                      floor equipment, DJ rentals for cheer  
                      competitions, and 1 on 1 group/team  
                      instruction of tumbling/cheerleading.  
                      A use variance is required for the  
                      instruction of tumbling/cheerleading.  
                      Any other relief deemed necessary by  
                      the Board.

At the request of the applicant, this matter was dismissed without prejudice in the form as more fully appears at the end of these Minutes.

## RESOLUTION

Chrmn Zecchino announced that the Board would act upon the Resolution set forth on the Agenda:

1. Upon motion made by Comr Louis DeStefano, seconded by Comr George Foukas, and affirmed by Comrs Scott Sochon, Michael Molner, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of JOHN ZELENKA for use variances for outdoor parking and storage of vehicles not associated with the principal use and two principal uses on an industrial lot and bulk variances for outdoor storage in side yard and rear yard, parking setback, parking lot landscaping, and parking stall size for outdoor parking and storage of tree and snow removal vehicles and equipment at 250 Delawanna Avenue, Block 59.06, Lot 93, was adopted. M-2

## APPOINTMENT OF ZONING BOARD PROFESSIONALS FOR 2020

Chrmn Zecchino announced that the Board must act upon the appointments for professionals for the year 2020.

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.

Comr Louis DeStefano moved to hire John D. Pogorelec as Counsel Secretary on a contract basis to be paid \$1,000.00 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 \$135.00 per hour; that his contract shall be reviewed on an annual basis. The motion was seconded by Comr Roy Noonburg. There were no other nominations. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, 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 2020, 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 Roy Noonburg. There were no other nominations. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, 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 2020 at an hourly rate of \$165.00 for a one-year term as per her November 13, 2019, communication.

3. Engineer. Comr Roy Noonburg moved to appoint Neglia Engineering Associates for the position of Engineer. The motion was seconded by Comr George Foukas. There were no other nominations. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, 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 2020, for a one-year term, as per communication entitled 2020 Municipal Hourly Billing Rates.

4. Landscape Architect. Comr Louis DeStefano moved to appoint Neglia Engineering Associates for the position of Landscape Architect. The motion was seconded by Comr Scott Sochon. There were no other nominations. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, 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 2020, for a one-year term as per communication entitled 2020 Municipal Hourly Billing Rates.

5. Traffic Consultant. Comr Scott Sochon moved to appoint Neglia Engineering Associates for the position of Traffic Consultant. The motion was seconded by Vice-Chrmn Gerard Scorziello. There were no other nominations. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, 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 2020, for a one-year term as per communication entitled 2020 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 Vice-Chrmn Gerard Scorziello. There were no other nominations. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, 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 2020, 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 Roy Noonburg. There were no other nominations. Voting in the affirmative were Comrs Scott Sochon, Michael Molner, 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 2020, for a one-year term as per the terms stated in communication of Laura A. Carucci, CCR, RPR, dated November 18, 2019.

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

Respectfully submitted,

JOHN D. POGORELEC  
COUNSEL SECRETARY

**MEETING OF DECEMBER 4, 2019.**

**RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J.,  
that the application of: STEVEN YALKAB  
for premises known as: 83 Runyon Road, Block 41.07, Lot 10  
be and the same is hereby: GRANTED front yard setback variance to construct an  
open front porch and second floor addition.**

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 4, 2019. 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 open front porch and second floor addition at premises located at 83 Runyon Road, Block 41.07, Lot 10, which premises are located in an RA3 zone; and

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

- a. The applicant proposes to construct an open front porch and second floor addition;
- b. A front yard setback variance is required where 25 feet is required, and the applicant is proposing 14.17 feet;
- c. The applicant requests the front yard setback variance due to the irregular shape of the property from the curve in the road;
- d. The applicant has shown sufficient hardship to justify the grant of the variance requested;
- 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 an open front porch and second floor addition at premises located at 83 Runyon Road, Block 41.07, Lot 10, be and the same is hereby approved and the front yard setback 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:

1. Compliance with the terms of Neglia Engineering Associates report for the above-referenced project.
2. Submission to Neglia Engineering Associates of all necessary easements and/or cross-access agreements for review and approval by the Board Attorney and the City Engineer prior to filing of same.
3. Entering into a Developer's Agreement with the City of Clifton and payment of a site performance bond to the City of Clifton.
4. Submission of a site inspection escrow deposit for engineering inspection fees and safety and stabilization bond/guarantee in amounts to be determined by the Board Engineer.
5. Payment of all water and sewer connection fees to the Passaic Valley Water Commission and/or the Passaic Valley Sewer Commission, if necessary.
6. Issuance of a road opening permit from the County of Passaic or the Clifton City Engineer, if required.
7. Compliance with the terms of Gregory Associates, LLC report for the above project.
8. Shall maintain adequate escrow funds for all anticipated post-approval reviews.
9. Payment of any other fees due to the City of Clifton related to development or use of this project.
10. Payment of any outstanding taxes due and any outstanding fees to the City of Clifton.
11. Passaic County Planning Board approval or waiver.
12. Hudson Essex Passaic Soil Conservation District approval or waiver.

13. Submittal of approval or waiver of same from any additional agency having jurisdiction, including all applicable City, County, State, and Federal Laws, Ordinances, Regulations, and Directives, including without limitations the requirements of the City Engineering Department, City Fire Official, City Police Department, City Construction Code Official, City Board of Health, City Zoning Officer, and any other governmental authority.
14. Submission of engineering site plan to comply with any changes required by the Planning or Engineering letters or plan amendments offered or required at the time of hearing.
15. Submission of architectural plans to comply with any changes required by the Planning or Engineering letters or plan amendments offered or required at the time of the hearing.
16. All sewerage, utilities, and other site improvements to be installed and maintained by the applicant at its sole expense.
17. All utilities to be constructed underground.
18. All temporary encroachments into the public right-of-way shall require City Council approval.
19. All construction staging shall be done on-site, unless an encroachment for same into the public right-of-way shall be approved by City Council.
20. Replacement of damaged streets, curbs, and sidewalks as per the direction of the City Engineer and/or Board Engineer.
21. All oral representations made to the Board by applicant, counsel for applicant or applicant's witnesses, not specifically contained herein, but incorporated by consent of applicant.
22. Shall, upon final determination of the building and building footprint, submit to the City Tax Assessor, floor plans, elevations and estimated construction costs of the building. These materials will be utilized to determine the applicable COAH residential or non-residential fee. Fee certification forms shall be completed by the applicant or its assignees and the Tax Assessor prior to submitting for a building permit.
23. Building permit applications shall only be submitted upon receipt of all required approvals/waivers. All building permit applications shall be accompanied by the Board Resolution of approval and with documentation that all conditions of approval have been satisfied. 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.
24. This Resolution, if not acted upon (obtain building permit) within one (1) year of the date of adoption of this Resolution, shall become null and void; except where such variance or conditional use approval is granted in connection with site plan or subdivision approval, in which case the time limit shall be three (3) years from the date the resolution approving the variance or conditional use is adopted.

**Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.**  
**Seconded by: Comr SCOTT SOCHON.**  
**Affirmed by: Comrs Scott Sochon, Michael Molner, Louis DeStefano, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.**

**MEETING OF DECEMBER 4, 2019.**

**RESOLVED** by the **ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J.,**  
**that the application of:**      **MEADOWLANDS ATHLETIC CENTER d/b/a**  
                                         **MEADOWLANDS STARZ**  
**for premises known as:**      **316 Colfax Ave., Unit C, Block 28.02, Lot 17**  
**be and the same is hereby:** **DISMISSED WITHOUT PREJUDICE** to use an  
**industrial space for manufacturing of floor equipment, DJ rentals for cheer**  
**competitions, and 1 on 1 and group/team instruction of tumbling/cheerleading.**

At the request of the applicant, Comr Louis DeStefano moved to dismiss the matter without prejudice based upon the following Resolution:

WHEREAS, the applicant requests use variance approval as aforesaid at premises located at 316 Colfax Avenue, Unit C, Block 28.02, Lot 17, which premises are located in an M-1 zone; and

WHEREAS, the applicant has requested that the matter be dismissed without prejudice;

NOW THEREFORE, BE IT RESOLVED that the application to use an industrial space for manufacturing of floor equipment, DJ rentals for cheer competitions, and 1 on 1 and group/team instruction of tumbling/cheerleading at premises located at 316 Colfax Avenue, Unit C, Block 28.02, Lot 17, be and the same is hereby dismissed without prejudice.

**Resolution moved by:**              **Comr LOUIS DE STEFANO.**  
**Seconded by:**                      **Comr VICE-CHRMN GERARD SCORZIELLO.**  
**Affirmed by:** **Comrs Scott Sochon, Michael Molner, Louis DeStefano, George Foukas,**  
**Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.**

MEETING OF DECEMBER 4, 2019.

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

2020

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 ONE THOUSAND (\$1,000.00) DOLLARS for each regular meeting scheduled by the Board; the sum of ONE HUNDRED THIRTY-FIVE (\$135.00) 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 the Notice of Contract Award referencing 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: Comr LOUIS DE STEFANO.

Seconded by: Comr ROY NOONBURG.

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

MEETING OF DECEMBER 4, 2019.

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 2020 for a one-year term as per the  
annexed letter dated November 13, 2019, from Gregory Associates, LLC; and  
to prepare the Annual Report for the Board for 2019.

Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.

Seconded by: Comr ROY NOONBURG.

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



November 13, 2019

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, as well as not having an increase in the hourly rate since 2012 (8 years), and to meet the hourly rate of Neglia Associates, our hourly rate for the above-mentioned services are proposed at \$165 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

MEETING OF DECEMBER 4, 2019.

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 2020 as per the annexed Neglia Engineering Associates 2020  
Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Comr ROY NOONBURG.

Seconded by: Comr GEORGE FOUKAS.

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

MEETING OF DECEMBER 4, 2019.

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 2020 as per the annexed Neglia Engineering Associates  
2020 Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr SCOTT SOCHON.

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

MEETING OF DECEMBER 4, 2019.

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 2020 as per the annexed Neglia Engineering Associates  
2020 Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Comr SCOTT SOCHON.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

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



34 Park Avenue — PO Box 426  
LYNDHURST, NEW JERSEY 07071  
Tel: 201.939.8805 • Fax: 201.939.0846

NEGLIA 200 Central Avenue — Suite 102  
ENGINEERING ASSOCIATES

MOUNTAINSIDE, NJ 07092  
Tel: 201.939.8805 • Fax: 732.943.7249

## NEGLIA ENGINEERING ASSOCIATES

2020 MUNICIPAL

### HOURLY BILLING RATES

|                                                    |                        |
|----------------------------------------------------|------------------------|
| PRINCIPAL                                          | \$195.00               |
| SENIOR ENGINEER / SENIOR MANAGER/SR. PROF. PLANNER | \$180.00               |
| PROFESSIONAL ENGINEER / PROJECT MANAGER            | \$175.00               |
| SENIOR DESIGN ENGINEER                             | \$150.00               |
| DESIGN ENGINEER/ENVIRONMENTAL SCIENTIST            | \$135.00               |
| ENGINEERING ASSISTANT                              | \$ 99.00               |
| PROFESSIONAL PLANNER                               | \$170.00               |
| PROFESSIONAL LANDSCAPE ARCHITECT                   | \$150.00               |
| LANDSCAPE DESIGN                                   | \$115.00               |
| COMPUTER AIDED DESIGNER                            | \$110.00               |
| CONSTRUCTION MANAGER                               | \$140.00               |
| RESIDENT ENGINEER                                  | \$165.00               |
| TECHNICAL OBSERVER                                 | \$115.00               |
| PROFESSIONAL SURVEYOR 1 PROJECT MANAGER            | \$160.00               |
| SURVEY PROJECT MANAGER                             | \$140.00               |
| 3 MAN SURVEY CREW                                  | \$210.00               |
| 2 MAN SURVEY CREW                                  | \$175.00               |
| 1 MAN SURVEY CREW (GPS AND EQUIPMENT)              | \$165.00               |
| CERTIFIED V,ÆTLAND DELINEATOR                      | \$175.00               |
| LICENSED COLLECTION SYSTEM OPERATOR                | \$150.00               |
| DRONE PILOT AND VISUAL OBSERVER                    | \$200.00               |
| DRONE EDITOR                                       | \$140.00               |
| GIS MANAGER                                        | \$150.00               |
| GIS SPECIALIST                                     | \$130.00               |
| GIS DATA PROCESSOR                                 | \$ 99.00               |
| REIMBURSABLE EXPENSES                              |                        |
| PAPER PRINTS (All Sizes)                           | \$ 2.50/sheet          |
| MYLARS                                             | \$20.00/sheet          |
| COLOR PRINTS                                       | \$53.00/sheet          |
| PHOTOCOPIES (Black & mite)                         | \$ .20/page            |
| PHOTOCOPIES (Color)                                | \$ .30/page            |
| MILEAGE                                            | \$ .56/mile            |
| SUB-CONSULTANTS                                    | 10% administrative fee |

#### Notes:

1. Expert testimony for deposition or trial is billed at 1-1/2% 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 4, 2019.

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 2020 for a one-year term.

Resolution moved by: Comr GEORGE FOUKAS.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

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

MEETING OF DECEMBER 4, 2019.

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 2020 for a one-year term as in accordance  
with communication dated November 18, 2019, annexed hereto.

Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.

Seconded by: Comr ROY NOONBURG.

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

LAURA A. CARUCCI, C.S.R., R.P.R.,  
LLC. CERTIFIED COURT REPORTERS  
P.O. BOX 505  
SADDLE BROOK, NJ 07663  
201-641-1812  
201-843-0515 FAX  
LauraACaruccil1c@gmail. com

November 18, 2019  
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 2020

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 would request a modest increase of 2 percent in my fee schedule. so Certified Court Reporting fee per regular meeting would increase from \$250.00 per meeting to \$255.00 per meeting.

My proposed rates for 2020 are, again, an appearance fee for regular meetings \$255.00 from 7:00 p.m. 10:30 p.m.

My rates for 2020 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,

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Laura A. Carucci, CCR, RPR