

ZONING BOARD OF ADJUSTMENT
JULY 10, 2024

This meeting has been called pursuant to the Open Public Meetings Law and in accordance with section 5 of the Open Public Meetings Act, adequate notice of this meeting having been provided in the annual notice schedule which contained the time, date and location of this meeting, copies of which were sent and advertised in the following official newspaper of Carlstadt: the Record Newspaper on December 8, 2023 a copy of which is on the Bulletin Board in the Borough Hall and a copy on file in the office of the Zoning Board Secretary.

Chairman, Don Diorio, Vice Chairman, Allan Nasseh, Richard Bartlett, Vincent DeSimone, Henry Riveros, Alternate # 1, Vincent Calcagno, Alternate #3 Frank Stallone, Alternate # 4 Daniel Miller, Zoning Board Attorney, Richard Cedzidlo and David Juzmeski, Neglia Engineering were present.

Victor Fonseca, Robert Sulikowski and Alternate # 2, Gregory Kane were absent.

MINUTES:

May 8, 2024

Nasseh makes motion to accept, seconded by DeSimone, unanimous on call of roll.

OATH OF OFFICE:

Zoning Board Attorney Richard Cedzidlo administered the Oath of Office to the two new alternate members, Frank Stallone and Daniel Miller.

HEARINGS:

312 Hackensack Street: Proposed Mixed Use Consisting of a Restaurant and Four Apartments after an Addition.

Sargon Koumi of 312 Hackensack Street LLC, gave testimony on the application and was represented by attorney, John Ferraro.

Koumi stated that the existing structure is currently a mixed-use three-story building.

There is a vacant restaurant on the first floor and a locksmith around the corner who is planning to vacate in six months.

There is office space and a bathroom on the second floor.

The third floor consists of two bedrooms and a bathroom.

The proposed plans would include enlarging the restaurant and removing the locksmith to provide for parking in the back. Currently there are two off-street parking spaces and there will be an additional four spaces in the back.

The expanded restaurant would occupy the first floor and there would be two two-bedroom apartments on both the second and third floors respectively.

Oliver Young, architect, testified about the grading of the building and surrounding area.

Young spoke about the expansion of the restaurant currently 1,250 square-footage but could not give an estimate on the seating as it would depend on the layout.

The existing plans are labeled as having a basement consisting of a preparation area and storage area. Young stated that the plans would have to be modified to change the basement to a cellar which would be unoccupied.

There will be a new roof and the height of the building would be determined by the plans being labeled as a cellar or a basement.

A brief discussion took place concerning the definition of the cellar versus the basement of the building which would be determined by an average grade calculation.

It was resolved that additional calculations are required to continue this application.

DeSimone makes motion to adjourn the hearing until August 14, 2024 @ 7:00 P.M. without additional notification. Nasseh seconds the motion, unanimous on call of roll.

The meeting was adjourned until August 14, 2024 @ 7:00 P.M without additional notification.

Dave Malinowski

Zoning Board Secretary