A meeting of the Board of Adjustment, in Borough Hall, was called to order at 7:30 by Chairman Caminiti.

PLEDGE

Led by Mr. McKenna

ROLL CALL

Present: Mrs. Gunderson, Messrs. Cirillo, McKenna, Ricchiuti, Caminiti
Absent: Messrs. Putrino, DiNapoli, Sheikh, Ivanicki
Also present: Daniel Lagana, Esquire
Valerie Frazita, Board Secretary
Beth Calderone, Court Reporter
Peter Ten Kate, Engineer
Massiel Ferrara, Planner

NOTIFICATION

The Chairman announced that, in accordance with the Open Public Meetings Act, adequate notice of this meeting was given as follows:

Notice specifying time and place transmitted to The Record and Ridgewood News
Copy of notice posted on the public announcements bulletin board
Copy of same submitted to the Borough Clerk’s office.

PUBLIC HEARINGS: Residential

Docket No. 7128
Block 4604 Lot 8
Construct deck.

Continued from July 11, 2019,

Sergey Khaitov
Amy Hummerstone, Architect.

Architect advised Board that eliminated variance for shed – require impervious only – slightly revised deck – 53% impervious.

Mr. Caminiti commented that shrunk deck depth one half foot and added steps – said was confused how deck got smaller.

Ms. Hummerstone explained changes in steps and paver area around pool.

Motion by Cirillo, seconded by Ricchiuti, to approve
FOR: Cirillo. McKenna, Ricchiuti, Gunderson, Caminiti
OPPOSED: None
MOTION CARRIED.

PUBLIC HEARINGS: Commercial

Docket No. 7130
Block 1803 Lot 5
Sports facility.

Andrew Kohut, Esquire, representing applicant.
Mr. Kohut advised that presently located in Sloatsburg – 80% of clients are Bergen County residents – has gym and various other sports technology – application requires Use variance – new entrance approved administratively – proposing sign on rear door of building - wall sign not permitted - will be 23% of facade.

Nunzio Signore, 50% owner – explained partnership – in business 6 years – 80% of clients from Bergen County – state of the art facility – 90-95% baseball – 13-16 year olds – are assessed when come in, use sensors for pitching ability and leave with plan – have batting and pitching lanes – need appointment and need to be a member to use facility.

Have two separate gym areas – use coaches for training – separate younger kids from older – 13-16 year olds train in a group – group sessions every day for younger – older get private training at any time – 7 employees – at peak 25-30 per hour – peak time is 2-3:30 in afternoon - start about 2 hours before other businesses close – only noise is hitting baseball off bat, never had complaint. Train Brian Cashman’s son – one of top companies in US for technology – well known - 150 clients.

Mr. Caminiti questioned other classes, weight room and sound proofing.

In reply to Mr. McKenna, witness said that this facility is slightly smaller than the existing – pitching is main business.

Dr. Cirillo questioned adult groups and age groups in baseball training.

In reply to Mr. Lagana, Mr. Signore said that hours are 7-9:00 Monday-Friday and 7-3:00 Saturday and Sunday.

Mr. Ten Kate questioned shower facilities.

In reply to Mr. Caminiti, Mr. Kohut said applicant would comply with Mr. Picone’s letter.

Mr. Ashbahian continued that proposing modest sign over door at rear of building – 110 SF – 4 colors or less – need to know where to come in, not advertising. Is opinion that this type of use promoted general welfare, benefits community – specific programs for specific people – ceiling height has made building very usable – have more parking than needed – Use not included in Ordinance.


Mr. Caminiti questioned identification on other doors and why sign back-lit. Witness replied that use facility at night.

Dr. Cirillo questioned tossing balls outside the facility and affiliation with schools.

Mr. Ricchiuti questioned existing generator and sign on front. Mr. Ashbahian thought sign was to be removed.

Mr. Ten Kate discussed the off time for sign lights. Ms. Ferrara questioned other way-finding signs.

Mr. Caminiti questioned the Shade Tree letter. Mr. Kohut said would comply and asked if Board had any other concerns.

Motion by Caminiti, seconded by Gunderson, to approve
FOR: Cirillo, McKenna, Ricchiuti, Gunderson, Caminiti
OPPOSED: None
MOTION CARRIED.
NEW BUSINESS: Minutes

Motion by McKenna, seconded by Ricchiuti, to approve July 11, 2019, Minutes
FOR: McKenna, Ricchiuti
OPPOSED: None
MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mrs. Gunderson, seconded by Mr. McKenna, that the meeting stand adjourned. Meeting adjourned 9:00.

Respectfully submitted:

Valerie Frazita, Board Secretary