

**RIVERALE PLANNING BOARD**

March 22, 2007

The Regular meeting of the Riverdale Planning Board opened on the above date at 7:30 p m Chairman Steven Loesner read the sunshine law.

**ROLL CALL:** Present: Mayor William Budesheim (arrived at 7:32 p m )  
Councilman Joseph Falkoski  
Bradley Clinton  
Al Heimall  
Glenn Venza  
George Lang  
Michael Reilly (Alt. No 2)  
Vice-Chairman Brendan Magennis  
Chairman Steven Loesner

Absent: Vincent Pellegrini

Also present is John Barbarula Esquire, Board Attorney, and John Kuhnast P.E. Board Engineer's office.

**APPROVAL OF MINUTES:**

**February 21, 2007 Meeting**

Glenn Venza stated there was a correction on page 112 One statement that was reported being made by Paul Darmofalski was in reality stated by James Talerico. Thereupon Al Heimall set forth the motion seconded by Bradley Clinton to approve the minutes of February 21, 2007 with the correction.

**ROLL CALL:** Ayes: Heimall, Clinton, Falkoski, Venza, Reilly,  
Magennis, Loesner  
Nays: None  
Abstain: Lang  
(7 Ayes – 0 Nays – 1 Abstain - Motion Carried)

**March 1, 2007 Meeting**

Thereupon Vice-Chairman Brendan Magennis set forth the motion seconded by George Lang to approve the March 1, 2007 minutes as written.

**ROLL CALL:** Ayes: Magennis, Lang, Budesheim, Falkoski, Venza,  
Heimall, Clinton, Reilly  
Nays: None  
Abstain: Loesner  
(8 Ayes – 0 Nays – 1 Abstain - Motion Carried)

**APPROVAL OF BILLS:**

Thereupon George Lang set forth the motion seconded by Al Heimall to approve payment of ten bills as listed on the agenda The Board Secretary stated that the funds were available

**ROLL CALL:** Ayes: Lang, Heimall, Budesheim, Falkoski, Venza,  
Clinton, Reilly, Magennis, Loesner  
Nays: None  
(9 Ayes – 0 Nays – Motion Carried)

**SITE PLAN APPLICATIONS:**

2. Application No. MSP1122006 / Peter Camamis / 79 Newark Pompton Turnpike / Block 26 Lot 21.01



Mr. Reigler stated that the company has been a good neighbor and to the best of his knowledge have had no zoning violations. The applicant would like to stay in Riverdale, but requires additional space for the new equipment they are purchasing.

To this date the present 56 spaces have been more than adequate for this facility. The employees are brought in from Paterson by van and therefore the parking is more than sufficient for the employees.

Mr. Bryan Juncosa came forward and listed his credentials and qualifications. Chairman Loesner accepted him as an expert witness. Mr. Juncosa stated that the project is on Kenner Court and is an existing building. The addition is 26' x 150' in the rear of the building. The building will be the same height, and the same building materials as the existing building. The variance for the back setback is for 44.61' where the required footage is 50'. The additional variance is the parking. There are fourteen spaces in the rear of the building and presently that part of the property has been used for storage. The other portions of the zoning ordinance the front setback, the side setback, etc. are all the same. The addition is extending over the existing parking so there is no additional impervious coverage. Taking those factors into account, Mr. Juncosa stated he would answer the questions that Mr. Darmofalski had asked. Mr. Juncosa stated that there is a two-way access to the parking lot in the rear of the property. Morris County has no jurisdiction on this property, because of the size and also because it is not on a county road. A stream encroachment permit was applied for with NJDEP and has been approved for this project.

Al Heimall asked about the vans that were parked in the lot across from the building. The Board Attorney stated the owner would be able to answer that question better. Therefore, Mr. Scott Berkowitz came forward and was sworn in by the Board Attorney. Mr. Berkowitz stated he moved to Riverdale in 1996. There is no showroom on the site. Mr. Berkowitz stated that he rents some space from the First Environmental Building and the vans were in the lot because of the space that is rented. Mr. Berkowitz stated that if the addition was granted, there would be no need for him to rent the additional space and could be completely sufficient on his own property.

Mr. Berkowitz stated that there are very few visitors on the site. Once in a while a customer will come in with a plan, but basically the sales force is on the road. The salesmen come in to draw up proposals. Mr. Berkowitz explained what is done and what type of machinery is on this site. Vice-Chairman Magennis asked the board attorney if the parking limitation stays with the property. The answer is yes. Chairman Loesner stated if Mr. Berkowitz were to sell the building, the new owner would need to know that this is the parking provided. Vice-Chairman Magennis asked if the business does grow as expected would there be a larger workforce. Mr. Berkowitz stated there would be the same number of employees, because he is bringing in robotic equipment that is self sufficient.

Chairman Loesner opened this application to the public. No one from the public came forward; thereupon Al Heimall set forth the motion seconded by Bradley Clinton to close the public portion of the application.

**ALL IN FAVOR**

Thereupon Vice-Chairman Brendan Magennis set forth the motion seconded by Al Heimall to approve the application for the addition with the two variances as requested, a rear yard setback of 44.61' and parking spaces from 152 to 55 spaces, with all of the parking to be on site.

**ROLL CALL:**

**Ayes: Magennis, Heimall, Budesheim, Falkoski, Venza,  
Clinton, Lang, Reilly, Loesner**

**Nays: None**

**(9 Ayes – 0 Nays – Motion Carried)**

**OTHER BUSINESS:**

- 1 Chairman Loesner stated that he was at the Mayor and Council meeting Monday night and the Mayor gave him a CHA proposal. The Mayor stated it was an ala carte menu of their services and the board should decide what services they would require. A copy of the proposal will be sent to the board members tomorrow.
- 2 The Mayor stated if anyone has any ideas for zoning changes to please let him know. The Zoning ordinances are being reviewed and if there are changes now is the time to take care of it
- 3 The Board Secretary stated that April 5, 2007 meeting a planner from Burgis Associates will be here to interview for the planner position.

**ADJOURNMENT:**

Thereupon Al Heimall set forth the motion seconded by George Lang to adjourn the meeting.

**ALL IN FAVOR**

**Meeting adjourned at 8:32 p.m.**

**Respectfully submitted by:**

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**Linda Roetman  
Board Secretary**