

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
FEBRUARY 23, 2011
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. by Chairwoman Hembree.

Adequate Notice Statement:

The Chairwoman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 25, 2011, in the Municipal Building. Notice of this meeting was posted and two newspapers, **The Record** and **The Ridgewood News**, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

Flag Salute

Roll Call:

Christine Hembree, Chairwoman	Present	
Victor Bongard, Vice Chairman	Present	
Lynda Heinemann	Absent	
John Spirig	Absent	
Robin Effron-Malley	Present	
Brian Boffa	Absent	
Wilson Castrillon	Absent	
Dana Cassell	Present	
Jay Ferreira	Present	
Sal Princiotta, Esq.	Present	
D. Holmqvist, Planner	Absent	(not requested)
J. Pavlovich, Traffic	Absent	(not requested)
Elliot Sachs, Engineer (Boswell)	Absent	(not requested)
Kathy Rizza, Secretary	Present	

Minutes:

The minutes from January 25, 2011 were approved on a motion from Ms. Effron-Malley, seconded by Mr. Cassell, and carried by all.

2011 REORGANIZATION – Due to the absence of Mr. Castrillon, this will be carried to the March meeting.

Chairwoman Hembree reminded all members that the Planning Board is having a meeting on Monday the 28th of February at which a presentation will be given by Donna

Holmqvist of Burgis Association on the Broadway Corridor. Ms. Hembree encouraged all Zoning Board members to attend. The meeting will begin at 8:00 p.m.

New Business:

**11-02 Radu and Suzanne Kramer
22 Anton Court, Woodcliff Lake
Block 2901, Lot 12.01
Site Improvements, Tennis Court and Swimming Pool**

An announcement was made by Attorney Princiotta stating that this matter will be carried to the March 22, 2011 meeting. Both the applicant and his Attorney are aware and are in agreement. A motion was made by Mr. Ferreira, seconded by Ms. Effron-Malley to have the Board Engineer; Elliot Sachs of Boswell Engineering, review this application for completeness. This was the recommendation of Nick Saluzzi, the Construction Code Official and Mr. Princiotta is in agreement. This is a very involved application, including a request for two accessory structures, which may require an additional variance. This motion was carried by all present voting in favor.

Mr. Robert Witte of 132 Sibbald Drive in Park Ridge was present regarding this application. He was told by the Board Attorney that this matter will not be heard until the next meeting in March and that no new notice will be given to residences within 200'. Mr. Witte was shown a set of plans to review as a member of the public.

Resolution:

**11-01 Zeff
40 Woodcrest Drive, Woodcliff Lake
Block 102, Lot 7
Front Porch Addition**

A motion to approve the resolution for Jeremy and Alyssa Zeff of 40 Woodcrest Drive was made by Mr. Cassell, seconded by Ms. Effron-Malley, and carried by all present voting in favor. A copy of the resolution will be sent to the applicant and one will be sent to the Building Department and the Tax Assessor. This resolution will also be published as required.

Board Discussion: T-Mobile cell tower application - A motion was made by Mr. Bongard, seconded by Mr. Ferreira and carried by all present voting in favor, for this application to be reviewed by Elliot Sachs of Boswell Engineering and our Board Attorney Mr. Princiotta. Additional escrow has been requested and this motion is subject to the receipt of that escrow money. Chairwoman Hembree questioned whether or not any revenue would be seen by the Borough from this project. Mr. Bongard stated that the

Zoning Board should notify Mr. Bert Siegel, an Attorney in Woodcliff Lake with interest in this project.

A motion to adjourn the meeting was made by Mr. Cassell, seconded by Ms. Effron-Malley, and carried by all present.

Respectfully submitted,

Kathleen S. Rizza, Secretary