

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
JANUARY 25, 2011 7:30 P.M.
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	Present	
John Spirig	Present (7:40 p.m.)	
Robin Effron-Malley	Present	
Brian Boffa	Present	
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)	Present	
Kathy Rizza, Secretary	Present	

Minutes:

The minutes from November 16, 2010 were approved on a motion from Mr. Spirig, seconded by Ms. Heinemann, and carried by all.

Mayor LaPaglia was present at the meeting to thank all members for their continued participation on the Zoning Board of Adjustment. He stated that the Borough of Woodcliff Lake has a great Zoning Board and a great Planning Board and that the strength of the town emanates from these Boards and their very qualified members.

The Mayor informed the Board of a recent discussion at the Planning Board regarding shed height. A new ordinance is presently being written to restrict the size and locations of sheds on residential property.

Mayor LaPaglia also spoke regarding the revitalization of the Broadway Corridor. There will be a presentation on February 28th at the Planning Board meeting by Burgis Associates. He invited all Zoning Board members to attend as citizens of the Borough. The Mayor explained all areas of the corridor to be improved; both residential and commercial. The parking overflow at the train station will be discussed as part of this presentation. Zoning Board Chairwoman Christine Hembree stated that dredging needs to be addressed. Chairwoman Hembree also brought up the possible closing of our Post Office.

The Mayor also spoke regarding COAH and the fact that it is not yet known what the regulations will be.

A meeting was held at United Water last week which Mayor LaPaglia attended, along with John Glaser, and Elliot Sachs of Boswell Engineering. The meeting was to discuss the reconstruction of the south dam in Hillsdale and a new causeway at Church Road. This project will take almost two (2) years which will create an increase in traffic on the Woodcliff Lake causeway.

2011 REORGANIZATION

Attorney Princiotta swore in the following Zoning Board Members:

Victor Bongard as a Regular Member with a term ending in 2014.

Robin Effron-Malley as an Alternate Member (1) with a term ending in 2012.

Wilson Castrillon will be sworn in at the next meeting due to his absence at this meeting.

Salvatore Princiotta, Esq. was nominated for the position of Zoning Board Attorney on a motion by Mrs. Heinemann, seconded by Ms. Effron-Malley. Being no other nominations, Mr. Princiotta was named **Zoning Board Attorney** for the 2011 with all members present in favor.

Elliot Sachs, of Boswell McClave Engineering, was nominated for the position of Zoning Board Engineer on a motion by Mr. Bongard, seconded by Mr. Cassell. Being no other nominations, Mr. Sachs was named **Zoning Board Engineer** for the year 2011 with all members present voting in favor.

Donna Holmqvist, of Burgis Associates, was nominated for the position of Zoning Board Planner on a motion by Mrs. Heinemann, seconded by Ms. Effron-Malley. Being no other nominations, Ms. Holmqvist was named **Zoning Board Planner** for the year 2011 with all members present voting in favor.

John Pavlovich, of Jacobs, Inc. was nominated for the position of Zoning Board Traffic Consultant on a motion by Mrs. Heinemann, seconded by Mr. Cassell. Being no other nominations, Mr. Pavlovich was named **Zoning Board Traffic Consultant** for the year 2011 with all members present voting in favor.

Kathy Rizza was nominated for the position of Zoning Board Secretary on a motion by Mr. Bongard, seconded by Ms. Effron-Malley. Being no other nominations, Mrs. Rizza was named **Zoning Board Secretary** for the year 2011 with all members present voting in favor.

The **2011 Zoning Board Schedule of Meetings** was approved on a motion by Mrs. Heinemann, seconded by Mr. Cassell, and carried by all present.

Christina Hembree was nominated for the position of Zoning Board Chairwoman on a motion by Mr. Cassell, seconded by Mrs. Heinemann. Being no other nominations, Mrs. Hembree was named **Zoning Board Chairwoman** for the year 2011 with all members present voting in favor.

Victor Bongard was nominated for the position of Zoning Board Vice Chairman on a motion by Ms. Effron-Malley, seconded by Mrs. Heinemann. Being no other nominations, Mr. Bongard was named **Zoning Board Vice Chairman** for the year 2011 with all members present voting in favor.

New Business: **11-01 Zeff**
 40 Woodcrest
 Block 102 Lot 7
 Front Porch Addition

Mr. and Mrs. Zeff were present and were sworn in by Board Attorney Princiotta. The proof of publication and mailing were found to be sufficient. This application for a 4' portico over the front door which requires a variance of 1.4' for minimum front yard setback, where existing is 52.6' and proposed is 48.6'. The following exhibits were marked:

P1	Site Plan and Zoning Charts by Paredes-Grube Architects
P2	Residential Floor Plans
P3	Front and right side elevations
P4	Rear and Left side elevations
	All Plans are dated December 14, 2010 and are sealed.
P5	Photo of the front of the applicants home
P6	Photo of the front of the applicants home – close up
P7	Photo of the home across the street diagonally
P8	Photo of the home directly across the street
P9	Photo of the home across the street to the left
P10	Photo of the home to the left of the applicant
P11	Photo of the home to the right of the applicant

There were no questions from the Board for the applicants.

A motion was made to open the meeting to the public on this application by Mr. Spirig, seconded by Mr. Cassell. With no one from the public wishing to be heard, the meeting was closed to the public on a motion by Mr. Spirig, seconded by Mr. Cassell, and carried by all present.

A motion to approve the 1.4' front setback variance for the portico was made by Mr. Boffa, seconded by Mrs. Heinemann and carried by roll call vote as follows:

Mr. Ferreira	Yes
Mr. Bongard	Yes
Mr. Cassell	Yes
Mr. Spirig	Yes
Ms. Effron-Malley	Yes
Mrs. Heinemann	Yes
Mr. Boffa	Yes
Mrs. Hembree	Yes

The resolution for this application will be read at the February meeting of the Zoning Board of Adjustment.

Correspondence:

A memo has been sent to the Mayor and Council detailing the applications heard in 2010 by the Zoning Board of Adjustment. All Zoning Board members will be copied.

Public Session:

A motion to **open** the meeting to the public was made by Mrs. Heinemann, seconded by Ms. Effron-Malley, and carried.

Mr. Bob Witte of 132 Sibbald Drive in Park Ridge was present for the Kramer application, which was originally scheduled to be heard at this meeting. This application will be heard at the February meeting.

A motion to **close** the meeting to the public was made by Mrs. Heinemann, seconded by Ms. Effron-Malley, and carried.

The meeting was **adjourned** on a motion from Mrs. Heinemann, seconded by Mr. Boffa, and carried.

Respectfully Submitted,

Kathleen S. Rizza, Secretary

