**BOROUGH OF WOODCLIFF LAKE**

**ZONING BOARD OF ADJUSTMENT**

**SEPTEMBER 23, 2014**

**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 Chairman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 28, 2014, 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

Marcia Denbeaux Absent

Gary Newman Present

Robin Effron-Malley Present

Brian Boffa Absent

Wilson Castrillon Present

Dana Cassell Present

Victor Bongard Present

Jay Ferreira Present

S. Robert Princiotto, Esq. Present

Maser Consult., Planner Absent (not requested)

John Pavlovich, Traffic Absent (not requested)

Joseph Vuich (Neglia Eng.) Present

Kathy Rizza, Secretary Present

**Minutes:**

**The minutes from August 26, 2014** were approved on a motion from Ms. Malley, seconded by Mr. Castrillon, and carried.

**Resolution:**

**Bensen**

**37 Lincoln Avenue**

**Detached Garage**

**Block 2705, Lot 8**

**Side setbacks, height and distance variances requested**

This matter was not discussed until 8 p.m. since that is the time that Mr. Benson noticed for. Mr. Bensen arrived at approximately 8 p.m. He submitted his proof of notification to all utility companies. This notification was found to be sufficient. A motion to approve the resolution, as amended, was made by Mr. Bongard, seconded by Ms. Malley and carried by roll call vote as follows:

Mr. Castrillon Yes

Ms. Malley Yes

Mr. Bongard Yes

Chairwoman Hembree Yes

The resolution will be published as required and will be on file at Borough Hall for public viewing. Mr. Bensen stated that he would like to see the application process made easier for applicants.

**Board Discussions:**

Copies of Zoning Ordinance 14-10 that was recently passed was distributed to all members – the section regarding front steps was of interest to the Board.

**Adoption of Rules for Professional Escrows**

Attorney Princiotto distributed section 3-28 and section 292-9H regarding fees of the General Code of the Borough. After much discussion a motion was made by Mr. Ferreira, seconded by Mr. Cassell to adopt a new rule to state that when determined by the Zoning Board of Adjustment in consultation with the Board Attorney that escrow is required it must be paid as per the Woodcliff Lake Code 292-9. A roll call vote was taken as follows to adopt this new rule:

Mr. Castrillon Yes

Mr. Bongard Yes

Ms. Malley Yes

Mr. Newman Yes

Mr. Cassell Yes

Mr. Ferreira Yes

Chairwoman Hembree Yes

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Mr. Newman had a question on certain pavers and blocks that may not count as impervious coverage. Mr. Ferreira stated that 99.9% of towns count these pavers and blocks as coverage.

**The meeting was adjourned** on a motion from Mr. Newman, seconded by Mr. Cassell, and carried by all.

Respectfully Submitted,

Kathleen S. Rizza, Secretary