**BOROUGH OF WOODCLIFF LAKE**

**ZONING BOARD OF ADJUSTMENT**

**JANUARY 28, 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 22, 2013, 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 Present 7:40 P.M.

Gary Newman Present

Robin Effron-Malley Present

Brian Boffa Present

Wilson Castrillon Present 8:00 p.m.

Dana Cassell Present

Victor Bongard Present

Jay Ferreira Present

S. Robert Princiotto, Esq. Present

Darlene Green, Planner Absent (not requested)

John Pavlovich, Traffic Absent (not requested)

Sal Cambria (Neglia Eng.) Present

Kathy Rizza, Secretary Present

**2014 REORGANIZATION**

The following members were sworn in by Attorney Princiotto:

Robin Effron Malley – Regular Member

Jay Ferreira – Alternate #1

Gary Newman – Alternate #2

A motion was made to appoint Christina Hembree as **Chairwoman** by Mr. Bongard, seconded by Mr. Cassell, and carried by all.

A motion was made to appoint Victor Bongard as **Vice Chairman** by Mr. Ferreira, seconded by Mr. Cassell, and carried by all.

A motion was made to appoint Salvatore Princiotto, Esq. as **Board Attorney** by Ms. Malley, seconded by Mr. Newman, and carried by all.

A motion was made to appoint Neglia Engineering as the **Board Engineers** by Mr. Bongard, seconded by Mr. Cassell, and carried by all.

A motion was made to appoint Maser Consulting as the **Board Planner** by Mr. Cassell, seconded by Mr. Bongard, and carried by all.

A motion was made to appoint Jacobs Engineering as the **Board Traffic Consultant** by Mr. Ferreira, seconded by Ms. Malley, and carried by all.

A motion was made to appoint Kathy Rizza, as **Board Secretary** was made by Ms. Malley, seconded by Mr. Newman, and carried by all.

A motion as made to accept the **2014 Meeting Schedule** by Mr. Bongard, seconded by Ms. Malley, and carried by all.

**Minutes:**

**The minutes from November 26, 2013** were approved on a motion from Mr. Bongard, seconded by Ms. Denbeaux, and carried.

**New Business:**

**Steiger**

**70 Apple Ridge**

**Side Yards Variance**

Liz Steiger, the homeowner, was present. Mr. Perry Petrillo, the Architect, was also present. This matter was carried from November, 2013. Mr. Petrillo is from 9 Park Avenue in Park Ridge. He is a registered Architect in the State of New Jersey and many other states. Mr. Petrillo was sworn in by Attorney Princiotto and accepted as an expert witness for this application. Mr. Petrillo stated that renovation work on the existing footprint is being done and the applicant wishes to create a mud room entry. The lot is an irregular lot requiring a variance to do what is proposed.

The following exhibits were shown:

T-1 dated 1-28-14 site plan – the back corner of the home will be squared off making the home deficient in the side yard aggregate. Dimensions were shown to all present. Mr. Newman confirmed the variance requested is for side yard aggregate. Ms. Denbeaux asked if the stairs should be considered in the dimension which would change the variance requested. Mr. Ferreira asked if the stairs will be masonry or wood. He was told wood. Mr. Ferreira feels that the stairs should be included in the calculation because there are footings below. Attorney Princiotto agrees. The will change the variance required to 6.75’

A-1 dated 1-28-14 partial first floor and second floor. There will be a new master bedroom and bath on the second floor

A-2 1-28-14 elevations and exterior façade. Height was discussed as to the weathervane proposed on top of the cupola. This height issue will be monitored by the Building Department.

Mr. Ferreira asked if there is a seepage pit on the property. He was told yes by the homeowner. Drainage will also be checked by the Construction Code Official of the Building Department.

A-3 photos

The meeting was opened to the public on a motion from Ms. Denbeaux, seconded by Ms. Malley and carried by all. With no response from the public this portion of the meeting was closed to the public on a motion from Mr. Cassell, seconded by Mr. Bongard, and carried.

At this time in the meeting, Mayor Goldsmith, who was in the audience, thanked all members for their volunteer service on this Board. Also stated that Attorney Princiotto has been gracious to him and wanted the Board to know that. Mr. Princiotto thanked the Mayor for his comment and also thanked him for his support and for his presence at this meeting.

**Resolution:**

**Steiger**

**70 Apple Ridge**

**Side Yards Variance**

The resolution was read by all present. A motion to accept the amended version was made Mr. Cassell, seconded by Ms. Malley, and carried by roll call vote as follows:

Ms. Denbeaux Yes

Mr. Newman Yes

Mr. Boffa Yes

Mr. Castrillon Yes

Mr. Ferreira Yes

Mr. Bongard Yes

Ms. Malley Yes

Mr. Cassell Yes

Chairwoman Hembree Yes

This resolution will be published as required and on file at Borough Hall.

**The meeting was adjourned** at 8:45 p.m. on a motion from Mr. Ferreira, seconded by Mr. Cassell, and carried by all.

Respectfully Submitted,

Kathleen S. Rizza, Secretary