

ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
OCTOBER 20, 2016

Robert Fortsch opened the meeting at 8:00 p.m. by reading the Open Public Meetings Law Statement:

This is a Regular Meeting of the Zoning Board of Adjustment. In compliance with the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers & notice is posted at River Vale Municipal Offices.

<u>ROLL CALL:</u>	Robert Fortsch -Chairman	Present
	Thomas Pospisil- Vice Chairman	Present
	John Puccio	Present
	Susan Vaccaro	Present
	Charles Tomczyk	Present
	Kevin Martin	Absent
	Craig Plescia	Present
	Michael Beukas	Present
	Brian Giblin .	Board Attorney Present
	Elliott Sachs	Board Engineer Present
	Joanne Allgor	Land Use Admin Present

SALUTE TO THE FLAG

APPLICATIONS

Shirey – 541 Baylor Avenue – Block 905 Lot 5 – front porch addition

Christine and Michael Shirey were sworn in by Brian Giblin, Board Attorney. Mr. Shirey explained his application for a 2 ft. variance from road frontage for a portico at the front door for aesthetic purposes and safety as ice settles on the front steps. The portico as required by the Board would not be enclosed.

Chairman Fortsch opened the meeting to the public

No public comment

The meeting was closed to the public.

No further discussion.

A motion by Robert Fortsch, second by Thomas Pospisil to approve the application, on roll call vote, all in favor, the motion carried.

Farro Management, LLC – 688 Westwood Avenue – Block 1801 Lots 20-22 – request for amendment to sign variance resolution

Certificates of Notification were presented to the Land Use Administrator by Dennis Francis, Esq.

Mr. Francis explained the application amendment to adjust the previously approved sign by increasing it to 8 ft. 2 in. on the low side and 8 ft. 11 inches on the high side (northerly side) and 2 ft. on the bottom to bring the sign up higher.

Mark Martins, Engineer was sworn in by Brian Giblin, Board Attorney. Mr. Martins testified that he prepared the plans. He stated that there is a visibility issue with the sign being one (1) ft. off the ground; a car would block the lower half of the sign therefore the proposal is to raise the sign about 2 ft. from the base of the ground.

Thomas Pospisil commented that the ordinance calls for 4 ft. – 7 ft was the original request reduced to 6 ft. which was okay; now requesting 8 ft. he has a problem with the amendment request.

John Puccio commented that 4 ft. to 8 ft. changes the aesthetics – 8 ft. is too high.

Robert Fortsch added that the shrubs need to be removed. Mark Martins responded that low shrubs could be placed to deflect the height which needs good visibility. The sign would be lit from the ground level.

Charles Tomczyk commented that a van would block half the sign on either side.

Mr. Farro, applicant was sworn in by Brian Giblin, Board Attorney. Mr. Farro stated that the parking stalls near the sign can be marked compact car only.

Michael Beukas inquired what the finished surface 2 ft. above grade would be. Mr. Martins responded masonry wall structure. John Puccio asked how many ft. of concrete to the sign. Mr. Martins responded edge of sidewalk to edge of sign is at least 12 ft. Curb to property is 20 ft. Robert Fortsch added that the property slopes down. Mr. Martins commented that there is 6 inches below level of sidewalk to start.

Chairman Fortsch commented that he likes the proposal and it would be better for the businesses located there.

Chairman Fortsch opened the meeting to the public.

No public comment.

The meeting was closed to the public.

No further discussion.

A motion by Robert Fortsch, seconded by Craig Plescia to approve the application; on roll call vote, Robert Fortsch, Craig Plescia and Michael Beukas voted yes; Thomas Pospisil, Susan Vaccaro, Charles Tomczyk and John Puccio voted no; the motion was denied.

New York SMSA, LP d/b Verizon Wireless – 645 Westwood Avenue – Block 2206 Lot 11 – use variance – proposed installation of single four foot tall antenna mounted to the existing building façade. Continued application.

Mr. Ferraro, Esq. – here seeking a D-1 use variance – technical height variance. The Board had questions and comments at the last meeting. The proposed single panel antenna could be re-located towards the back of the building. We have here tonight a revised proposal and exhibits.

Robert Foley, PE, Senior Project Manager was previously sworn. Mr. Foley presented Exhibit A-7 a set of revised site plans dated October 20, 2016. He referred to Exhibit Z-4 roof plan view of the building and the intent to re-locate the antenna 10 ft. off of the Southeast corner of the building. The antenna will not be visible from Westwood Avenue. Single antenna would be flush mounted. The location change does not create any new variances.

Thomas Pospisil asked if the color of the facade would be the same as the building. Mr. Foley responded yes, will match the building.

John Puccio inquired how it would improve, or help River Vale; does moving the location affect the service area. Mr. Ferraro commented that the master sector at the Police Station serves this area too but exceeded the threshold – it is over its capacity. Just by adding an antenna it will improve coverage. John Puccio felt that after dinner an on weekends is the highest time factor.

Chairman Fortsch opened the meeting to the public.

No public comment.

The meeting was closed to the public.

David Karlebach, PP, PC, Community Planning Consultant was previously sworn. Exhibit A-8 was prepared by Mr. Karlebach – 2 photographs showing existing condition at the site; edited to show proposed location of the antenna.

Exhibit A-9 – 5 photographs not altered:

- View from Westwood Avenue Northeast of site 220 ft.
- View from Rivervale Road
- View from intersection of Westwood Avenue
- View from Rite Aid Pharmacy
- View from 634 Caruso Lane

Mr. Karlebach commented that nothing changes his original testimony.

Steven Erickson, Radio Frequency Design Engineer previously sworn. Thomas Pospisil commented on range that projects out from the antenna ½ power 85 degrees – will moving to the back of the building affect power. Mr. Erickson stated affect will be marginal. Mr. Erickson commented that the antenna placed on the building may be closer to HUMC at Pascack Valley than the Rivervale antenna at the police station in response to Susan Vaccaro's question.

Exhibit A-10 – base street map with overlay prepared by Mr. Erickson.

John Puccio commented on measurement of radio waves; because of the school. Mr. Ferraro answered that the radio frequency is at low level. The antenna will point towards 4 corners and away from the school. Brian Giblin, Board Attorney said testimony said it meets FCC standards.

Robert Fortsch feels it is a good application. Thomas Pospisil agreed small network node placed at the rear of the building and 4 ft. tall. John Puccio asked who oversees aesthetics. He was told the building inspector.

No further discussion.

A motion by Thomas Pospisil, seconded by Craig Plescia to approve the application, on roll call vote, all in favor, the motion carried.

MINUTES

September 15, 2016

A motion by Thomas Pospisil, seconded by Craig Plescia to approve the minutes of September 15, 2016; on voice vote all those eligible voted yes; the motion carried.

Payment of Invoices

A motion by Susan Vaccaro, seconded by Robert Fortsch to approve the invoices as read by Secretary, Susan Vaccaro, on voice vote, all in favor the motion carried.

DISCUSSION

The Land Use Administrator advised that the Planning Board will discuss re-examination of the Master Plan.

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned.

Respectfully submitted,

Sylvia Kokowski, Transcription Secretary