

ZONING BOARD OF ADJUSTMENT MINUTES
REORGANIZATION AND REGULAR MEETING

January 21, 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
	Robert Adamo		Present
	John Puccio		Present
	Susan Vaccaro		Absent
	Charles Tomczyk		Present
	Kevin Martin		Present
	Michael Gannaio	Board Attorney	Present
	Elliot Sachs	Board Engineer	Present
	Joanne Allgor	Land Use Admin	Present

SALUTE TO THE FLAG

REORGANIZATION

Oath of Office – Board Members

Swearing In of Board Members John Puccio and Robert Fortsch – by Michael Gannaio, Board Attorney

Election of Officers

Board Chairman:

A motion by Kevin Martin to nominate Thomas Pospisil as Board Chairman, no second, the motion did not carry.

A motion by Robert Adamo to nominate Robert Fortsch as Board Chairman, second by Thomas Pospisil, there being no other nominations, on voice vote, all in favor, the motion carried.

Vice-Chairman

A motion by Robert Fortsch to nominate Thomas Pospisil as Vice-Chairman, second by Robert Adamo, on voice vote, all in favor, the motion carried.

Secretary

A motion by Robert Fortsch to nominate Susan Vaccaro as Secretary, second by Thomas Pospisil, there being no other nominations, on voice vote, all in favor, the motion carried. In the absence of Susan Vaccaro Land Use Administrator, Joanne Allgor will act as Secretary this evening.

Appointment of Professionals

Board Attorney

A motion by Kevin Martin to appoint Brian Giblin as Board Attorney; second by Thomas Pospisil, on voice vote, all in favor, the motion carried.

Board Engineer

A motion by Kevin Martin to appoint Boswell Engineering as Board Engineer, second by Thomas Pospisil, on voice vote, all in favor, the motion carried.

Approval of By-Laws.

A motion by Thomas Pospisil to approve the By-Laws, second by Kevin Martin, on voice vote, all in favor, the motion carried.

Approval of Meeting Dates 2016

A motion by Thomas Pospisil, second by Kevin Martin to approve the 2016 Zoning Board meeting dates, on voice vote, all in favor, the motion carried.

APPLICATION

O'Rourke – 608 Westwood Avenue – Block 1718 Lot 7 – second floor addition – front & average setbacks, min. side yard & total side yard, max. Impervious coverage

Michael and Brandi O'Rourke were sworn in by Michael Gannaio Board Attorney. Mr. O'Rourke explained his application to add a second floor composing of 2 bedrooms and 3 bathrooms with no encroachments – building straight up. Robert Fortsch asked if the front porch would remain the same and never enclosed. Mr. O'Rourke responded yes. Charles Tomszyk mentioned the stairs in the front.

Robert Adamo stated an issue with the application as it relates to the front porch. The front yard setback is at 21.8. The record should be updated to show an encroachment of 15.8 at the front yard setback to the steps. Mr. Adamo advised the applicant that they are over on impervious coverage and would not be allowed to increase the patio in the back.

Chairman Fortsch opened the meeting to the public

No public comment.

The meeting was closed to the public.

No further discussion.

A motion by Kevin Martin, second by Charles Tomszyk to approve the application as discussed; on roll call vote, all in favor the motion carried.

Noonan – 623 Montview Place – Block 1719 Lot 11 – first and second floor additions – side yard setback and front average.

Jeff Noonan, applicant was sworn in by Michael Gannaio Board Attorney. Frank Hall, Architect was sworn in by Michael Gannaio Board Attorney. Andrew Kohut, Attorney representing the applicant. Mr. Kohut stated that this is a residential in an A zone; lot is 95 ft. wide – 120 ft. required. Proposing a first and second floor addition to include a front porch and 2-car garage. Three variances are required. Will build straight up.

Mr. Noonan testified that he and his wife are expecting their second child and they want to add additional bedrooms, a 2 car garage and update the kitchen. Kevin Martin asked if the intended garage would be closer to the neighbor. Mr. Noonan stated no, a one car garage currently exists; a family room area will be converted to make it a 2 car garage.

Frank Hall, Architect presented his qualifications that were accepted by the Board. Mr. Hall stated that he prepared the plans marked as A-1, A-2 and A-3 and is familiar with the property. Mr. Hall described the 1st floor plan Exhibit A-1. Single garage on the left encroaching into the house to create a 2nd garage. A mud room will be placed in back of the garage causing no encroachment to the side property line. 12.3 ft. to eave overhang – 13.6 ft. to trim which is an improvement. Renovate kitchen, add a family room and add an open front porch.

Second floor plans – rooms over the garage, kitchen and family room; 3 bedrooms and a bathroom. New gable shape over living room and front porch extended out. The house was built in the 1950's. For aesthetics modified plan and lowered the height of the roof over the garage. Thomas Pospisil asked how much higher the roof would be. Mr. Hall stated that the existing roof over the garage is 12 ft. new gable will make it 16 ft. for a total height of the building at 28 ft. at top of the ridge. Mr. Hall reviewed variances. 57.2 – average setback; average of 6 other houses 4 houses to the west average setback is 49 ft.

Robert Adamo asked if landscaping, fencing or buffer area on either side. Mr. Noonan replied that there are some hedges and no additional fencing is planned. Some fencing will be removed; the entire house will be resided. Mr. Adamo asked about location of condensers / generator as it relates to the setback line. Mr. Noonan responded that a generator is proposed and will be installed beyond the setback line.

Chairman Fortsch opened the meeting to the public

No public comment

The meeting was closed to the public.

Kevin Martin reconfirmed that it is agreed as presented the air conditioner, generator, condenser; pool equipment must be beyond setbacks proposed not within 15 ft. of the setback. All new siding placed.

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

RESOLUTIONS

Appeal of the Decision of the Zoning Officer by Wagner – 607 Dale Ct. W – fence

A motion by Thomas Pospisil, second by Kevin Martin to adopt the resolution; on roll call vote all in favor, the motion carried. Robert Fortsch was recused and not eligible to vote.

Kim – 711 Wilson Court – Block 2102 Lot 25 – proposed second floor addition with front portico – side and front setbacks, and total front average

A motion by Robert Fortsch, second by John Puccio to adopt the resolution; on roll call vote all in favor, the motion carried. Robert Adamo was not eligible to vote.

DISCUSSION

Appeal – based on a recent appeal of the Zoning Officer regarding height of a fence, discussion ensued on rules regulating berms; natural grade; previous grade; trees cut down; water containment.

Robert Adamo announced that he would be representing an applicant, as their architect at an upcoming meeting.

ADJOURNMENT:

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

Respectfully submitted,

Sylvia Kokowski, Recording Secretary