

ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
July 17, 2008

Kevin Martin 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>	Kevin Martin	Chairman	Present
	Lorraine de Stefan		Present
	Melvina Fakazis		Present
	David Rice		Absent
	Thomas Pospisil	Vice-Chairman	Absent
	Robert Adamo		Absent
	Joseph Massin	Alternate # 2	Present
	Robert Fortsch	Alternate # 1	Present
	John Donovan		Present

<u>ALSO PRESENT:</u>	Michael Gannair	Board Attorney	Present
	Elliott Sachs	Board Engineer	Absent
	Damian Gil	Land Use Administrator	Present

Robert Adamo arrived after roll call, minutes and vouchers.

MINUTES:

A motion by Joseph Massin, seconded by Robert Fortsch to approve the minutes of June 19, 2008; on roll call vote, all in favor, the motion carried.

VOUCHERS:

A motion by John Donovan, seconded by Joseph Massin to approve vouchers in the amount of \$600.00 payable to Brian Giblin, Board Attorney; on voice vote, all in favor, the motion carried.

RESOLUTIONS: None

APPLICATIONS

Michael Gannair, Board Attorney announced that the Haller, Rasekhi and Scoli applications are carried to the August 21, 2008 meeting due to “notice” issues.

Demeo, 701 Westwood Avenue, Block 2101, Lot 4

Robert Fortsch recused himself and left the dais.

John and Suzanne Demeo were sworn in by Michael Gannair, Board Attorney. Mr. Gannair read the proposed application for a 6 ft. solid fence. Mr. Demeo advised that the proposed fence is a solid 4 ft. high fence with the other 2 ft. being scalloped fencing for a total of 6 ft. The property is deemed a corner lot. Melvina Fakazis questioned setback. Kevin Martin advised that the house next door was built back about 10 ft. and the house before the Board is situated more forward on the property. The road is more of a “paper road” not heavily traveled but maintained by the town. A temporary chain-link fence is currently in place. Mr. Martin provided general area details.

Kevin Martin suggested that the fence be placed 20 ft. forward from the house starting where the condensers are placed. The fence would then end on the 10 ft. setback line.

Mr. Demeo reported that the hedges currently in place will be removed. A large tree shown on the plans was removed.

The applicants would need to make an amendment to their application if a revised proposal is agreed to.

Robert Adamo summarized an amended proposal as discussed by the Board. The fence would be placed 4 ft. past the condensers to the 10 ft. setback or a total of 20 ft.

Mr. Gannair inquired if there would be a separate fence around the swimming pool in the rear. Mr. Demeo responded “no”. Self latching gates are required according to Damian Gil and permits will be handled by the Building Department.

The purpose of suggesting the 10 ft. setback relative to town demands was discussed.

For safety purposes, Melvina Fakazis recommended a fence be installed around the pool.

Mr. Adamo reiterated the proposed amendment to the application.

Kevin Martin opened the meeting to the public and so carried.

No public comment.

The meeting was closed to the public.

No further discussion.

A motion by Kevin Martin, seconded by Robert Adamo to approve the application as amended and explained by Robert Adamo; on roll call vote, all those in favor voted yes; Robert Fortsch was recused.

Robert Fortsch returned to the dais.

DISCUSSION

Kevin Martin reported that a COAH meeting was not held yet.

Joseph Massin mentioned attendance of Board members at the League of Municipalities this November.

ADJOURMENT:

Upon motion seconded and carried, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Sylvia Kokowski, Recording Secretary