

ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
 December 15, 2011

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		Absent
	Robert Adamo		Present
	John Donovan		Present
	Douglas Marchese		Absent
	Susan Vaccaro		Present
	Kevin Martin	Alternate #1	Present
	Robert Ricco	Alternate #2	Present
	Michael Gannaio	Board Attorney	Present
	Jeff Morris	Board Engineer	Present
ALSO PRESENT	Robike Noll	Land Use Admin	Present

Robert Ricco arrived at 8:20 p.m.

APPLICATIONS

Diamantopoulos B1 1701, Lot 6, Variance Application Side Yard Setback, Building and Impervious Coverage – Continuation

Bill Diamantopoulos and Architect Vassilias Cocoros were previously sworn.

Architect Cocoros reviewed the revised plans and described the decreased variance by increasing the side yard setback. The actual set back is now 6 ft. 4 in. to the building because of the reduced overhang on the roof. The plans included the proposed shed in the rear right corner to comply with the 5 ft. offsets. A conceptual site plan with the drainage calculation was submitted to Boswell Engineering.

Variances required were reviewed:

- Minimum side yard – 10 ft. is required proposing 6 ft. 4 in. at the garage
- Maximum building coverage is reduced – proposing 2,779 sq. ft. (32.31%)
- Impervious coverage 40% of lot 3,440 sq. ft. is allowed proposing lot coverage of 3,804 sq. ft. (44.23%)

The size of the garage and overhang were reduced. Coverage of proposed addition was reduced from previous submission.

Chairman Fortsch commented that the side yard was the biggest concern. The width of the garage and the overhang are now reduced.

Bill Diamantopoulos advised that he requested to replace the existing fence in the front on his application. Exact location was discussed. It seemed that the fence was not shown on the drawings. Kevin Martin stated that it would be ok to draw it in on the plans and an amendment can be made to the application. Robert Fortsch commented that 4 ft. fences are preferred. John Donovan advised that a 6 ft. fence is allowed by ordinance anywhere except in a front yard.

Robert Adamo commented on the application. He like the side yard setback and shed amendments. He commented that the lot is undersized. – 75 ft. min with a 86 ft. front. (11 additional ft. in the front). There is a lot of building and impervious coverage. Mr. Adamo commented on garage space and number of cars. Two cars in a garage, 3 car wide driveway, 371 sq. ft. of driveway is a lot.

Kevin Martin commented that an approved variance goes along with the property. He felt that Robert Adamo's comments are well taken. Too much pavement in the front yard. He suggested reducing the width of the driveway.

John Donovan commented that the applicant has done a good job so far and taking away some of the driveway is something to think about.

Robert Fortsch had concerns on the fence and side yard. Kevin Martin commented that the front yard is almost a complete driveway, the side yard he is okay with and he understands the fence request.

The Chairman opened the meeting to the public and so carried.

No public comment.

The meeting was closed to the public.

The applicant will continue with his application at the next Board meeting in January focusing on driveway modification and side yard setback.

Kearney – Block 814, Lot 6 – add a level and enclose existing deck

William Kearney was sworn in by Michael Gannaio, Board Attorney. William Kearney is seeking to enclose an existing open wooden deck and make it as part of the house. He is seeking to add a second level in the front. Mr. Kearney advised that he applied for a building permit in 1980 when he extended his kitchen out by 10 ft. The wooden deck will become a dinette area, the proposed second story will not go over the proposed enclosed deck. A foundation will be placed. Kevin Martin stated that if a foundation will be placed the applicant is then looking to remove the deck and extend the existing home to where the current 1980 variance is. He was correct. Plans were viewed by the Board members.

Chairman Fortsch felt that the plans would help the aesthetics of the neighborhood.

Chairman Fortsch opened the meeting to the public and so carried.

No public comment.

Meeting closed to the public and so carried.

Kevin Martin commented that the applicant needed to make sure water is contained. Robert Adamo added that the renovation should not be 2 stories or more and that the water drainage pattern remains the same.

A motion by Robert Adamo, seconded by Kevin Martin to approve the application as conditioned and discussed, on roll call vote all in favor, the motion carried.

Discussion / Announcements

Clock presentation to Mrs. Massin at a Mayor and Council meeting. – All Board members in favor of the idea.

Kevin Martin as Secretary to the Board – A motion by John Donovan, seconded by Robert Fortsch, in approval of the recommendation, on voice vote, all in favor, the motion carried.

Vouchers – Vouchers submitted totaling \$1,625.00 – on voice vote all in favor to submit for payment.

Announcement by the Board Chairman - the Bear Ban application was tabled to the January 19th 2012 meeting at the request of the applicant.

Meeting Dates 2012 – on voice vote all in favor of the 2012 meeting dates as submitted by the Land Use Administrator.

ADJOURNMENT:

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

Respectfully submitted,

Sylvia Kokowski, Recording Secretary