

**ZONING BOARD OF ADJUSTMENT MINUTES**  
**REGULAR MEETING**  
July 29, 2010

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.

---

<b><u>ROLL CALL:</u></b>	Thomas Pospisil		Absent
	Robert Adamo		Present
	Joseph Massin		Present
	Robert Fortsch		Present
	John Donovan		Absent
	Douglas Marchese	Alternate #2	Present
	Susan Vaccaro		Present
	Alejandro Alvarez		Absent
<b><u>ALSO PRESENT:</u></b>	Brian Giblin	Board Attorney	Present
	Elliott Sachs	Board Engineer	Absent
	Lauren Roehrer	Land Use Admin	Present

Kevin Martin was sworn in as an Alternate Member by Brian Giblin, Board Attorney

Susan Vaccaro and Douglas Marchese left the dais to listen to the recording of the June 17, 2010 meeting pertaining to the LaViano application in order to be eligible to vote.

The meeting was temporally adjourned by the Chairman to allow the 2 Board members to listen to the tape. (8:10 p.m.)

Robert Fortsch, Board Chairman reconvened the meeting at 8:25 p.m.

On behalf of the Board Members and himself, Robert Fortsch welcomed Kevin Martin as an Alternate Board Member.

**MINUTES**

June 17, 2010

Carried to August 19, 2010

**APPLICATION (continued)**

LaViano, 262 Ford Avenue, Block 1707, Lot 21  
Violation of 142-248

Mr. LaViano reviewed his amended application. The height of the fence will be modified from 6 ft. to 4 ft. and 50% opened. The fence will be placed 10 ft. from the curb and 5 ft. off the property line. The fence will have a “pointed” top look. Brian Giblin reviewed a November 22, 2004 survey with the applicant as it pertained to the fence placement. Robert Adamo compared the Township Ordinance with the application and all seemed in order.

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

No Public Comment

The meeting was closed to the public.

A motion by Robert Adamo, seconded by Douglas Marchese, to approve the application for a 4 ft. fence, 50% open in the locations depicted in the plans and placement complete by Labor Day, 2010; on roll call vote, all those eligible voted yes; the motion carried.

The Board Chairman announced that the Harnett, 808 Ellen Lane Court application would be heard on August 19, 2010 providing there is a quorum. The applicant, Harnett did not notice properly and therefore could not be heard this evening.

#### DISCUSSION

Commercial Vehicles – Ordinance 229-2010 An Ordinance of the Township of River Vale Bergen County New Jersey Amending Chapter 142 Land Use Entitled Vehicle Parking.

Joseph Massin prepared a draft letter to the Mayor and Township Council that was provided to the Board Members for their review and discussion. It was suggested that the letter be amended to include that the Township Council consider a repeal or revision of Ordinance No. 229-2010

A motion was made by Robert Fortsch, seconded by Robert Adamo to approve the letter to be sent to the Township Council as discussed and amended this evening; on roll call vote, the motion carried.

Definition of Demolition project – will be followed up by Robert Adamo and Susan Vaccaro.

#### **ADJOURNMENT:**

Upon motion, seconded and carried, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Sylvia Kokowski, Recording Secretary