

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
January 4, 2007**

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 and notice is posted at River Vale Municipal Offices.

ROLL CALL:	Kevin Martin	Chairman	Present
	Lorraine de Stefan		Present
	Melvina Fakazis		Present
	Chuck Waldes		Present
	David Rice		Present
	Thomas Pospisil		Present
	J.J. Clancy		Present
	Robert Adamo (Alternate 1)		Present
	Joseph Massin (Alternate 2)		Present
Also Present:	Brian Giblin, Board Attorney		Present
	Elliot Sachs, Board Engineer		Present

Robert Adamo arrived after roll call at approximately 8:05 p.m.

REORGANIZATION:

RESOLUTIONS:

Swearing in of New Members by Brian Giblin, Board Attorney:

Kevin Martin with term ending 12/31/2010.

Thomas Pospisil with term ending 12/31/2010.

Joseph Massin with ending 12/31/2007.

Upon his arrival at 8:05 p.m., Robert Adamo was sworn in with term ending 12/31/2008.

Election of Officers:

Chairman – A motion by J.J. Clancy, seconded by Chuck Waldes to elect Kevin Martin as Chairperson for the year 2007; on roll call vote, all in favor, the motion carried.

Vice-Chairperson – A motion by Kevin Martin, seconded by J.J. Clancy to elect Melvina Fakazis as Vice-Chairperson for the year 2007; on roll call vote, all in favor, the motion carried.

Secretary – A motion by Kevin Martin, seconded by Melvina Fakazis to elect J.J. Clancy as

Secretary to the Board for the year 2007; on roll call vote, the motion carried.

Meeting Dates 2007:

Kevin Martin read the proposed meeting dates for the year 2007. The Board discussed changing the December 20, 2007 meeting date to December 6, 2007.

A motion by Kevin Martin, seconded by Thomas Pospisil to approve the meeting dates as read and amended; on voice vote, all in favor, the motion carried.

J.J. Clancy announced that he reserved the chambers for 1st Thursday of each month for special meetings if needed.

Annual Report:

A motion by Kevin Martin, seconded by Melvina Fakazis to adopt the annual Report for 2006; on roll call vote, all in favor, the motion carried.

Mr. Clancy reported that he would attend the next Mayor and Council meeting on January 22, 2007, to discuss and reinforce permitted uses in a commercial zone. Mr. Clancy will also inquire about a revised ordinance relative to lighting.

Review of Resolution for Robert Fortsch:

Kevin Martin announced that Mr. Fortsch would not be serving on the Board. He read a proposed resolution thanking him for his past service on the Board. Mr. Clancy will ask Mr. Fortsch to attend the January 18, 2007 meeting to present the resolution to him.

A motion by Kevin Martin, seconded by Melvina Fakazis to approve the resolution for Robert Fortsch as written and read; on roll call vote, all in favor, the motion carried.

Appointment of Professionals:

Board Engineer – Kevin Martin announced that a resume had been received from Maser Consulting for the position of Board Engineer.

Discussion ensued. Mr. Clancy reminded the Board that there are 3 pending applications that have been reviewed by Boswell Engineering and felt that it would be a burden on the Board to change the engineering firm at this time.

Mr. Rice commented that Boswell Engineering had represented the Board well but inquired about any rules to review every so often. Mr. Giblin responded that the Board was under no obligation in either direction.

A motion was made by J.J. Clancy, seconded by Chuck Waldes to appoint Boswell Engineering to represent the Board for the year 2007, on roll call vote, all in favor, the motion carried.

Board Attorney – A motion by Kevin Martin, seconded by Melvina Fakazis to appoint Brian Giblin as Board Attorney for the year 2007; on roll call vote, all in favor, the motion carried.

APPLICATIONS:

Mr. Giblin announced that application 06-18, Rehill, 73 Rivervale Road, Block 2301, Lot 12 would be heard in February, 2007 and Mr. Rehill would not seek default approval based on the passage of time.

06-23 Sloofman, 557 Forest Court, Block 908, Lot 25

Violation of 142-267

Swimming pool in the front yard where swimming pools are only permitted in the rear yard

Encroachment of 21' into front yard

4' fence in the front yard

Cheryl Sloofman applicant and Lou Longo of Aqua Pools were sworn in by Brian Giblin, Board Attorney.

Mr. Longo explained plans to place an in ground swimming pool toward the front yard of a corner lot property. The rear of the property has shrubs and a fence. Notice placed in the newspaper and affidavit of service was provided to the Board. It was determined that there is a deficiency in notice for the fence and the applicant was informed that discussion would proceed on the pool only.

Plans were reviewed by the Board. Mr. Martin referred to the proposed concrete patio and commented on relocating the pool more towards the patio area. An existing stone planter seems to be on the property line about 18" high. The sidewalk around the patio would be 3 ft. The patio would be located on the shallow end of the pool about 8 ft. wide. Mr. Longo reported that reversing the pool would place it in a low lying area that slopes down. Elliott Sachs reported that the widest point of the proposed concrete patio is 10 ft.

Robert Adamo commented on no privacy and a 21 ft. excessive variance. He recommended shifting the pool and relocating the stairs. Mr. Adamo suggested placing the pool on the right side of the house and build up with retaining walls. This plan would fit with no variance required.

Kevin Martin recommended that the applicant consider this scenario and replacement of the pool. Mr. Giblin advised the applicant that the application could be continued on January 18, 2007 without further notice requirement.

The applicant agreed to re-review the plans and have the application carried to the January 18, 2007 meeting.

MINUTES:

A motion by J.J. Clancy, seconded by Thomas Pospisil to approve the minutes of December 7, 2006; on roll call vote, all in favor, the motion carried.

DISCUSSION:

Hiring a professional planner for the Rehill application – The Board was in favor of hiring Richard Steck at the recommendation of Mr. Giblin.

J.J. Clancy reviewed agenda items for January 18, 2007.

Melvina Fakazis inquired if there were any recommendations for permitted uses in a commercial zone. J.J. Clancy provided examples of what he would present at the Mayor and Council meeting. Mr. Giblin suggested that the Board review the Township Master Plan and Re-Examination Report.

VOUCHERS:

A motion by J.J. Clancy, seconded by Joseph Massin to approve vouchers submitted and read by Kevin Martin, Chairman; on roll call vote, all in favor, the motion carried.

ADJOURNMENT:

Upon motion of Melvina Fakazis, seconded by Thomas Pospisil, on voice vote, all in favor, none opposed, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Sylvia Kokowski - Recording Secretary

THE NEXT MEETING IS SCHEDULED FOR January 18, 2007

Name	Moved	Second	Ayes	Nays	Absent	Abstain
Lorraine de Stefan						
Melvina Fakazis						
Chuck Waldes						
David Rice						
Robert Fortsch						
J.J. Clancy						
Kevin Martin						
Thomas Pospisil Alt 1						
Robert Adamo Alt 2						

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