

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
NOVEMBER 2, 2006**

Melvina Fakazis 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.

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

**APPLICATIONS:**

**06-18 Tate, 593 Piermont Avenue, Block 1301, Lot 16**

Thomas Tate was sworn in by Brian Giblin, Board Attorney. Mr. Tate proceeded to explain his proposal for a 25 ft wide x 32 ft. deep garage. He advised that the regular size of 24 x 24 feet is too small. He requires storage space for his hobbies and a work shop area. Mr. Clancy inquired if heat would be installed. Mr. Tate replied not now but maybe in the future. Mr. Tate advised that the roof line would be low and not a 2-story building. Thomas Pospisil inquired about the existing garage. Mr. Tate advised that it was a 22 x 23 ft. structure which was removed due to safety concerns. The proposed new garage would be located about 20 feet behind where the existing garage was located.

Mr. Clancy inquired about a shrub in photographs that were provided. Mr. Tate advised that it is a burning bush and it would be removed. Mr. Clancy inquired about the west side. Mr. Tate advised that he took the photographs from the west side and that the proposed garage would be even with the neighbor's garage from where the photographs were taken. Mr. Pospisil felt that you would not see the garage from the street. Mr. Tate advised that from the street, you would only see the 2 garage doors and that the front of the garage to the street is approximately 250 ft. Ms. Fakazis inquired about the type of hobbies Mr. Tate referred to. Mr. Tate responded that he needed storage space for

his snow mobiles and 4-wheelers.

Melvina Fakazis stated that the property was unusual and felt that the proposal would not be affecting anyone, not even the neighbors. She inquired how high the garage would be and was informed 14 ft. by Mr. Tate.

Mr. Tate added that no plumbing or a bathroom would be installed.

Melvina Fakazis opened the meeting to the public and so carried.

No public comment.

The meeting was closed to the public.

A motion by Melvina Fakazis, seconded by J.J. Clancy to approve the application for the garage, on roll call vote, all in favor, the motion carried.

#### **DISCUSSION:**

J.J. Clancy reviewed upcoming December and January meetings and scheduled applications.

#### **MINUTES:**

A motion by Robert Fortsch, seconded by Thomas Pospisil to approve the minutes of October 5, 2006; on roll call vote, all in favor, the motion carried.

A motion by J.J. Clancy, seconded by Melvina Fakazis to approve the minutes of October 19, 2006, on roll call vote, all in favor, the motion carried.

#### **RESOLUTIONS:**

Sgro, 520 Track Lane, Block 40, Lot 18

A motion by J.J. Clancy, seconded by Thomas Pospisil to adopt the resolution, on roll call vote, all in favor, the motion carried.

Stier, 585 Stellman Drive, Block 407, Lot 3

A motion by Lorraine de Stefan, seconded by Robert Fortsch to adopt the resolution, on roll call vote, all in favor, the motion carried.

Meeting Change Date

Melvina Fakazis read the resolution to change the regular scheduled December 21, 2006 meeting

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

**VOUCHERS:**

A motion by J.J. Clancy, seconded by Thomas Pospisil to approve vouchers as described for Boswell Engineering and Brian Giblin, Board Attorney; on roll call vote, all in favor, the motion carried.

**ADJOURNMENT:**

Upon motion of J.J. Clancy, seconded by Robert Fortsch, on voice vote, all in favor, none opposed, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Sylvia Kokowski - Recording Secretary

**THE NEXT MEETING IS SCHEDULED FOR December 7, 2006**

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						

