

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
DECEMBER 7, 2006**

J.J. Clancy 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	Absent
	Lorraine de Stefan		Present
	Melvina Fakazis		Absent
	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	Present

Robert Adamo arrived after roll call at approximately 8:08 p.m.

Mr. Clancy reviewed the two applications listed on the agenda and carried to January 4, 2007 and January 18, 2007 meetings.

MINUTES:

A motion by Robert Fortsch, seconded by Thomas Pospisil to approve the minutes of November 2, 2006; on roll call vote, all in favor, the motion carried.

RESOLUTIONS:

Tate, 593 Piermont Avenue, Block 1301, Lot 16

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

688 Westwood Avenue LLC, 688 Westwood Avenue, Block 1801, Lot 20, 21, 22
Elliott Sachs inquired if the Township Engineer or the Board Engineer would perform the inspection

for a Developer's Agreement and "as built" drawings. Mr. Giblin advised that in most cases, it is the Township Engineer.

It was determined that Lorraine de Stefan was the only Board member present eligible to vote on the resolution for 688 Westwood Avenue LLC and this is permitted under the Land Use Law. She voted in the affirmative allowing for the resolution to be memorialized. The resolution was signed by Mr. Clancy as Chairperson and Mr. Fortsch as Secretary.

DISCUSSION:

Mr. Giblin, Board Attorney, reported that he spoke with Mr. Rehill who requested that his application to be carried to January, 2007. Mr. Giblin advised Mr. Rehill that only 4 or 5 members of the Board would be present for this evening's meeting and asked if he consented to continuance and would not seek a default approval based upon the passage of time. Mr. Rehill concurred and advised that the Board can take as much time as they needed.

ANNUAL REPORT

Mr. Clancy announced that the annual report would be discussed at the meeting of January 4, 2006. He suggested 2 amendments to the report.

MEETING DATES 2007

Mr. Clancy announced that meeting dates for the year 2007 would be reviewed on January 4, 2007. He asked that the Board adopt the meeting dates for the month of January this evening.

A motion by Thomas Pospisil, seconded by Robert Fortsch to adopt the January 4, 2007 and January 18, 2007 meeting dates, on roll call vote, all in favor, the motion carried.

Mr. Clancy reviewed the agenda items for these two meetings.

Mr. Fortsch referred to a letter from Mr. Ottomanelli. Brief discussion ensued.

Mr. Fortsch reported that he and Mr. Clancy attended the League of Municipalities and 3 seminars while they were there.

VOUCHERS:

None

ADJOURNMENT:

Upon motion of Lorraine de Stefan, seconded by Thomas Pospisil, 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 January 4, 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						