

ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING - REORGANIZATION
MARCH 20, 2008

Kevin Martin opened the meeting at 7:45 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>	Kevin Martin	Chairman	Present
	Lorraine de Stefan		Absent
	Melvina Fakazis	Vice-Chairperson	Absent
	David Rice		Present
	Thomas Pospisil		Present
	Robert Adamo		Present
	Joseph Massin	Alternate # 2	Present
	Robert Fortsch	Alternate # 1	Present
	John Donovan		Present

<u>ALSO PRESENT:</u>	Michael Gannaio	Board Attorney	Present
	Elliott Sachs	Board Engineer	Absent

Swearing in of New/Reappointed Members – Joseph Massin and John Donovan by Michael Gannaio, Esq. – Melvina Fakazis was absent.

Approval of Revised Meeting Dates

Schedule for next meeting of the Board – awaiting an updated list

VOUCHERS:

A motion by Robert Fortsch, seconded by Thomas Pospisil to approve vouchers presented and read for the record by Chairman Martin; on roll call vote, all in favor, the motion carried.

DEVELOPER’S AGREEMENT – 688 Westwood Avenue, LLC

Upon motion seconded and carried, the Board members agreed to the signing of the Developer’s Agreement – 688 Westwood Avenue, LLC by Kevin Martin, Board Chairman.

DISCUSSION:

Chairman Kevin Martin announced that the Buldo application could not be scheduled or heard due to insufficient notice. The applicant will be contacted by the Land-Use Administrator.

Chairman Martin advised that Damien Gil, Land-Use Administrator will be attending all Zoning Board meetings.

Joseph Massin advised that he had spoken with Fire Official, Jim Hanna regarding approving variances requested pertaining to houses with narrow spacing between them. Mr. Hanna did not feel that 10 – 12 feet was enough for safety reasons. Mr. Giblin, Board Attorney will be asked to comment on the matter.

Certifications were distributed for Joseph Massin, John Donovan and Melvina Fakazis from the Department of Community Affairs.

Open Meeting to the Public:

Kevin Martin, Chairman opened the meeting to the public and so carried.

No Public Comment.

The meeting was closed to the public and so carried.

ADJOURNMENT:

Upon motion seconded and carried, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Sylvia Kokowski, Recording Secretary