

ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING - REORGANIZATION

April 17, 2008

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 & notice is posted at River Vale Municipal Offices.

<u>ROLL CALL:</u>	Kevin Martin	Chairman	Present
	Lorraine de Stefan		Present
	Melvina Fakazis	Vice-Chairperson	Present
	David Rice		Absent
	Thomas Pospisil		Present
	Robert Adamo		Absent
	Joseph Massin	Alternate # 2	Present
	Robert Fortsch	Alternate # 1	Absent
	John Donovan		Present

<u>ALSO PRESENT:</u>	Brian Giblin	Board Attorney	Present
	Elliott Sachs	Board Engineer	Absent
	Damian Gil	Land Use Administrator	

Swearing in of New/Reappointed Members – Melvina Fakazis by Brian Giblin, Board Attorney

MINUTES:

A motion by Thomas Pospisil, seconded by John Donovan to approve the minutes of March 20, 2008; on roll call vote, all in favor, the motion carried.

APPLICATIONS:

Zipfel, 550 Wittich Terrace, Block 802, Lot 10
Violation of 142-263

Dolores Zipfel was sworn in by Brian Giblin, Board Attorney. She described her application to the Board to install a portico over the front stairs and a master bedroom at the back of the house. Steve Sofis, builder was sworn in by Brian Giblin, Board Attorney. A drawing of the portico was provided.

Joseph Massin arrived (8:10 p.m.)

Brian Giblin, reviewed the variances required. A front yard variance is required because although the steps currently exist, a roof is being placed over them. The roof will not extend further than the

steps. The portico would not be enclosed according to Mr. Sofis. The aggregate side yard variance is not a condition currently, but will be after the addition is completed.

Joseph Massin inquired how much further the extension would protrude on the side yards as it relates to the neighbors and the existing slab. Mr. Sofis replied not further than other homes in the area or the slab. Mr. Massin inquired if there would be trees removed. Mr. Sofis replied "no". Mr. Sofis added that all new siding would be installed.

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

No Public Comment

The meeting was closed to the public.

There were no further questions by Board members.

Mr. Giblin reviewed the condition that the portico would not be enclosed.

A motion by Kevin Martin, seconded by Melvina Fakazis to approve the application; on roll call vote, all in favor, the motion carried.

**Martino, 726 Tiffany Avenue, Block 2102, Lot 15
Violation of 142-265**

Michelle and Giuseppe Martino were sworn in by Brian Giblin, Board Attorney.

Kevin Martin recused himself as Chairperson; Thomas Pospisil presided as Chairperson.

Mrs. Martino explained her application to add a level and extend out the rear and side. No portico will be placed on the side steps. All new siding will be placed. Kevin Martin advised that the Board Engineer would look into water run off and a small seepage tank. Mrs. Martino agreed to have the engineer review the property. Joseph Massin inquired if trees would be removed. Mrs. Martino advised that one tree will be removed. Mr. Giblin advised that the Shade Tree Committee may ask that she replace the one tree with two trees.

Mr. Pospisil opened the meeting to the public and so carried.

No Public Comment

The meeting was closed to the public.

There were no further questions or comments by Board members.

Brian Giblin, Board Attorney reviewed the conditions of the application.

A motion by John Donovan, seconded by Melvina Fakazis to approve the application; on roll call vote,

all in favor, the motion carried. Kevin Martin was not eligible to vote and was not called.

DISCUSSION:

Escrow accounts were briefly discussed. Mr. Massin volunteered to assist with the process.

Kevin Martin reviewed changes to the yearly meeting schedule.

COAH deficiencies in the Township and new rules to address COAH –Kevin Martin advised that Mayor Blundo had asked that 3 members participate to develop a plan to address available properties in the Township as it pertains to COAH.

Brian Giblin added that the Supreme Court dismissed COAH's 3rd Round Rules and ordered a re-draft of the rules. COAH did produce new rules that will not be adopted until June 3, 2008. The Township will most likely have a COAH obligation. Discussion ensued.

Joseph Massin inquired about the obligation to send plans to the Fire Department and Police Department for their input. It appears that there is no obligation but it can be done as a routine practice. Mr. Massin suggested that first responders be asked for guidelines.

ADJOURMENT:

Chairman Martin thanked Damien Gil for attending the meeting.

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

Respectfully submitted,

Sylvia Kokowski, Recording Secretary