

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING**  
**September 20, 2007**

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 & notice is posted at River Vale Municipal Offices.

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<b><u>ROLL CALL:</u></b>	Kevin Martin	Chairman	Absent
	Lorraine de Stefan		Present
	Melvina Fakazis	Vice-Chairperson	Present
	David Rice		Present
	Thomas Pospisil		Present
	Robert Adamo	Alternate # 1	Present
	Joseph Massin	Alternate # 2	Present
<b><u>ALSO PRESENT:</u></b>	Brian Giblin	Board Attorney	
	Elliott Sachs	Board Engineer	Absent

J.J. Clancy resigned from the Board of Adjustment via a letter that was read for the record by Brian Giblin, Board Attorney. The Board advised that Mr. Clancy would be missed and wished him well.

Lorraine de Stefan presided as Secretary for the meeting.

**APPLICATIONS:**

07-14 Cornerstone Bible Church, 819 Rivervale Road, Block 402, Lot 9.01  
 Violation of 142-242

B. (27) The proposed sign is internally illuminated where internally illuminated signs are generally prohibited.

D. (2) (a) The proposed sign is 29 square feet where 18 square feet is allowable for institutional monument signs for a church in a residential zone.

Grace T. Meyer, Attorney for the applicant advised that notices were in order. A double sided illuminated sign is proposed. Currently a wooden sign exists. The proposed sign would be printed on top with the church name and illuminated on the bottom for advertising, according to the drawing. A variance is required for a larger than 18 ft. sign and for illumination. Ms. Meyer reported that the current wooden sign needs replacement or repair at least once a year.

Robert Adamo felt that the proposed sign would be very large. He compared it to the Township sign which is approximately 30 square feet at 6 ft. x 5 ft.

David Rice reported that the ordinance allowed for a durable sign not illuminated. He did not like a

lighted sign in a residential area.

Thomas Pospisil questioned the illumination of only the bottom of the sign and how you would be able to read the name of the church where it is not illuminated on top. Melvina Fakazis felt that spot lights would be needed.

A smaller version was proposed by Ms. Meyer at 23 ½ feet. Messages on the proposed sign were reviewed. Mr. Adamo felt that too much space would be allowed for what the necessary messages would be. He recommended a sign closer to 18 ft. which is allowed and then possibly the use of spot lights from behind a shrub for distraction from drivers.

Lorraine de Stefan inquired how long the sign would be on in the evening. Ms. Meyer responded, not all night. Mr. Rice was not in favor of an illuminated sign. Ms. Meyer stated that it is not unusual for a church to have an illuminated sign.

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

John Donovan, 63 Rivervale Road, suggested a smaller version of what is proposed with illumination.

The meeting was closed to the public and so carried.

Joseph Massin felt that there were unanswered questions regarding bulb wattage, brightness and backlighting. Mr. Giblin advised that spot lights are permitted and that .1 ft. candles are low wattage. Mr. Massin would like clarification on backlighting since he has seen signs both ways.

Melvina Fakazis recommended the 23 ½ sq. ft. sign with low candle wattage, 24 ft. from the curb.

Ms. Meyer asked to be allowed to make a phone call to the Pastor.

During a 5 minute recess, Mr. Giblin read a letter from J.J. Clancy dated August 17, 2007, announcing his resignation from the Board.

The meeting resumed. Ms. Meyer advised that the top of the proposed sign would not be lighted according to the Pastor. A 23 ½ sq. ft. sign can be proposed.

The Board agreed to a 24 ft. setback from the curb line.

A motion by Lorraine de Stefan, seconded by Robert Adamo to approve an illuminated sign conditioned to review by the engineer to insure compliance of the ordinance. on roll call vote, Lorraine de Stefan, Melvina Fakazis and Robert Adamo voted yes; David Rice, Thomas Pospisil and Joseph Massin voted no; the motion was denied as the majority of members did not vote in the affirmative.

Regarding the size of the sign, Mr. Adamo felt that the Board should not vote on a size at this time. The applicant may want to reconsider the proposed size of the sign which will not be illuminated.

**07-15 Hagen, 728 Wilson Court, Block 2101, Lot 46**

Violation of 142-265

\*E.(2)(b) The existing side yard setback (east) is 9.78 feet where 10 feet is required. A 0.22 foot side yard setback variance is requested to expand the pre-existing non-conforming structure by 20 feet towards the rear of the property at the current side yard setback of 9.78 feet.

E.(3)(b) The proposed side yard setback (west) is 7.41 feet where 10 feet is required. A 2.59 foot side yard setback variance is requested.

\*E.(3) (a) The proposed aggregate of two side yards is 17.19 where 20 feet is required. A 2.81 foot aggregate side yard setback variance is requested.

\*Partial approval was given under Docket #07-11.

Glen Hagen was sworn in by Mr. Giblin, Board Attorney. Mr. Hagen appeared before the Board previously and was granted partial approval under Docket #07-11.

Mr. Hagen explained that he was seeking a larger variance to install a garage than was previously granted. Notice provided was marked as Exhibit A-1. Mr. Pospisil advised that he visited the area and there are a number of house with small side yard set backs. Although he was not totally in favor of the request, he felt that 15” was not a lot. Mr. Rice inquired if there would be a 2<sup>nd</sup> story above the garage. Mr. Hagen responded “yes”.

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

Glen Jasionowski, 729 Wilson Court, advised that he reviewed the plans and that he is a neighbor. He felt that the renovation would make the area nicer.

The meeting was closed to the public and so carried.

There were no further comments or discussions by Board members.

A motion by Lorraine de Stefan, seconded by Joseph Massin to approve the application; on roll call vote, all in favor, the motion carried.

**MINUTES:**

A motion by Robert Adamo, seconded by Joseph Massin to approve the minutes of July 19, 2007, on roll call vote, all those eligible voted yes; the motion carried.

**VOUCHERS:**

A motion by Melvina Fakazis, seconded by Robert Adamo to approve vouchers presented and read for Boswell Engineering, on roll call vote, all in favor, the motion carried.

**ADJOURNMENT:**

Upon motion seconded and carried, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Sylvia Kokowski  
Recording Secretary