

ZONING BOARD OF ADJUSTMENT MINUTES
REORGANIZATION AND REGULAR MEETING

January 19, 2017

Robert Fortsch 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>	Robert Fortsch -Chairman		Present
	Thomas Pospisil- Vice Chairman		Present
	Susan Vaccaro		Present
	Charles Tomczyk		Absent
	Kevin Martin		Present
	John Puccio		Absent
	Craig Plescia		Present
	Michael Beukas		Present
	Brian Giblin	Board Attorney	Present
	Elliot Sachs	Board Engineer	Present
	Joanne Allgor	Land Use Admin	Present

SALUTE TO THE FLAG

REORGANIZATION

Oath of Office – Board Members

Swearing In of Board Members Craig Plescia and Michael Beukas – by Brian Giblin, Board Attorney

Election of Officers

Brian Giblin, Board Attorney presided the meeting for Board Chairman nominations.

Board Chairman:

A motion by Thomas Pospisil to nominate Robert Fortsch as Board Chairman, second by Susan Vaccaro, there being no other nominations, on voice vote, all in favor, the motion carried.

Robert Fortsch resumed Chair.

Vice-Chairman

A motion by Michael Beukas to nominate Thomas Pospisil as Vice-Chairman, second by Robert Fortsch, on voice vote, all in favor, the motion carried.

Secretary

A motion by Thomas Pospisil to nominate Susan Vaccaro as Secretary, second by Craig Plescia, there being no other nominations, on voice vote, all in favor, the motion carried.

Appointment of Professionals

Board Attorney

A motion by Robert Fortsch to appoint Brian Giblin as Board Attorney; second by Kevin Martin, on voice vote, all in favor, the motion carried.

Board Engineer

A motion by Robert Fortsch to appoint Boswell Engineering as Board Engineer, second by Thomas Pospisil, on voice vote, all in favor, the motion carried.

Approval of By-Laws.

A motion by Robert Fortsch to approve the By-Laws, second by Kevin Martin, on voice vote, all in favor, the motion carried.

Approval of Meeting Dates 2016

A motion by Kevin Martin, second by Thomas Pospisil to approve the 2017 Zoning Board meeting dates, on voice vote, all in favor, the motion carried.

Elliott Sachs left the meeting (8:10 p.m.)

APPLICATION

Foster Family Trust – 721 orange Court – Block 101 Lot 19 – legalize existing structure, pool & patio additions – front and side yard setbacks and impervious coverage – CARRIED TO FEBRUARY, 2017.

Xu – 9 Hoiem Court – Block 302 Lot 30.03 – deck – rear yard setback

Zhenrong Xu is the homeowner; her nephew, Song Peng is present to translate for her. Both were sworn in by Brian Giblin, Board Attorney. The language is Chinese.

Mr. Peng reported that Mrs. Xu wants to place a deck in her backyard. The variance is for a rear yard setback. The house was purchased in 2010. The plans are to place the deck above the current pavement according to Mr. Peng. He presented a photograph for the Board members to view. Kevin Martin referred to a photograph that was provided with the application. He asked if the proposed deck would be any bigger than the current pavement area. Mr. Peng stated that it would be 3 ft. wider. The deck will end at the center of the chimney. Craig Plescia noted a ground level window and inquired if bedrooms are proposed in the basement. Mr. Peng stated that no bedrooms are planned to be placed in the basement. The basement is currently used for storage. Mr. Plescia added that if it were zoned to have a

bedroom in the basement, the ground level window would have to be a certain size. Mr. Peng commented that the ground basement window will be covered by the proposed deck. Mr. Peng translated to Mrs. Xu that the proposed deck would conform to the Zoning Board rules and regulations and agreed that it would not be enclosed, a roof put on top of it or screened in. Mrs. Xu agreed. Kevin Martin inquired about the two windows near the chimney. Michael Beukas stated that the windows should be tempered glass according to code because of their location. Kevin Martin responded that the Board has not, in the past, asked applicants to change the glass. It is typically single pane glass. He explained that if bedrooms are proposed in the future the applicant would have to come back before the Board and they would be asked specifically what is proposed in the basement. Kevin Martin commented on the covered outside outlet. He asked if it would remain covered because it is external. Mr. Peng said it would remain covered. Chairman Fortsch viewed the application as an improvement.

Chairman Fortsch opened the meeting to the public

No public comment

The meeting was closed to the public.

A motion by Kevin Martin conditioned that the deck not be covered or enclosed, second by Thomas Pospisil to approve the application as conditioned; on roll call vote, all in favor, the motion carried.

MINUTES

December 15, 2016 – The Board asked that more detailed information be placed in the minutes pertaining to the Foster Family Trust application. Chairman Fortsch added that Robert Adamo, Planning Board member will be present in the audience for this application on February 9.

DISCUSSION

Kevin Martin stated that pertaining to more complex applications, in the past the Board had discussed obtaining a final drawing or supporting documentation to be submitted with the survey and approving resolution. Going forward he would like to see something in place for consistency in the town. Brian Giblin, Board Attorney suggested inquiring with the Building Department as to what documentation they would like to see provided to them because they issue the permits. It was suggested that this matter will be discussed with Michael Sartori, Zoning Officer to ask what he accepts and the Board can request the same from an applicant.

RESOLUTIONS

Baumuller – 760 Orangeburgh Road – Block 101 Lot 13 – four foot fence in front and less than 50% open.

Brian Giblin, Board Attorney proposed an amendment on page 7A to read “southern corner of the house to the east of the exterior door”

A motion by Robert Fortsch, seconded by Susan Vaccaro to approve the resolution as amended; on roll call vote, all those eligible voted yes; the motion carried.

Riecken – 217 Rockland Avenue – Block 1714 Lot 13 – two story addition with garage – minimum and total side yard setbacks

A motion by Thomas Pospisil, seconded by Kevin Martin to approved the resolution; on roll call vote, all those eligible voted yes; the motion carried.

Cardinal Real Estate Solutions, LLC – 593 Sloat Place – Block 1720 Lot 8 – 2nd story addition – setbacks (two fronts, rear, side and minimum lot area)

A motion by Robert Fortsch, seconded by Kevin Martin to approved the resolution; on roll call vote, all those eligible voted yes; the motion carried.

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned.

Respectfully submitted,

Sylvia Kokowski, Recording Secretary