

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
DECEMBER 15, 2009 7:30 P.M.
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. by Chairwoman Hembree.

Adequate Notice Statement:

The Chairwoman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 27, 2009, in the Municipal Building. Notice of this meeting was posted and two newspapers, **The Record** and **The Ridgewood News**, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 7:30 p.m.

Flag Salute

Roll Call:

Christine Hembree, Chairwoman	Present	
Victor Bongard, Vice Chairman	Present	
Lynda Heinemann	Present	
John Spirig	Present	
Natalie Effron	Resigned 11-09	
Brian Boffa	Absent	
Wilson Castrillon	Absent	
Jacob Rak	Present	
Dana Cassell	Present	
Sal Princiotto, Esq.	Present	
D. Holmqvist, Planner	Absent	(not requested)
J. Pavlovich, Traffic	Absent	(not requested)
Elliot Sachs, Engineer(Boswell)	Absent	(not requested)
Kathy Rizza, Secretary	Present	

Minutes:

The minutes from November 17, 2009 were approved on a motion from Mr. Spirig, seconded by Mrs. Heinemann, and carried by all.

Old Business:

**09-04 Darcie Douglas
25 Angela Court Block 1112, Lot 1
Construction of off-street parking**

Antimo DelVecchio was present as the Attorney for the applicant. The original application is for off street parking in the cul de sac area to service the home at 25 Angela Court.

The Board is in receipt of briefs from both Attorney DelVecchio and Attorney Princiotto. Mr. DelVecchio brought new drawings with him and distributed them to the board members. The new drawing (Exhibit A-3) (dated 12-10-09, RL Engineering) shows two (2) entrances to the same driveway – the existing driveway. Mr. DelVecchio is hoping that the Board will find this scenario more favorable. The Project Engineer, Mr. Gleassey is present for questioning. Mr. DelVecchio stated that the applicant would like more parking. The new plan achieves this without blocking the existing driveway. Chairwoman Hembree asked why people couldn't park on Springhouse Road. Mr. DelVecchio stated that this is not practical being that Springhouse is very steep in this area. Mr. DelVecchio would like an informal poll of the Board taken on the new scenario. If he gets a favorable response he would amend the application to reflect the changes with Exhibit A-3. A variance for lot coverage would be needed for approximately 161' or 0.48%. The member poll is as follows:

Mr. Rak	Abstain
Mr. Cassell	In favor of the new plan
Mrs. Heinemann	In favor of the new plan
Mr. Spirig	In favor of the new plan
Mr. Bongard	In favor of the new plan – no different from any other circular driveway in town.

Chairwoman Hembree stated that this applicant was before this Board last year for variances, why not apply for this then. Mr. DelVecchio stated that this was unanticipated. The Chairwoman supports the decision of Mr. Saluzzi, Zoning Official.

Attorney DelVecchio stated that he will amend his application to reflect Exhibit A-3 and he will recall the project Engineer, Mr. Gleassey. His prior application will be withdrawn. It was stated that no new notice is required since this matter was carried and announced at the meeting in November.

Mr. Gleassey of RL Engineering was sworn in by Attorney Princiotto. His background was given and he was accepted as an expert witness in this matter. Exhibit A-3 was prepared by Mr. Gleassey. A leg of the driveway is proposed to Angela Court. The driveway will have a 12' curved width. It is the same distance from the corner as is the existing driveway. There will be a level area at the bottom of the new driveway to prevent vehicles from bottoming out. There is a 20% slope. There is a walkway that goes from the door of the house to the existing driveway. The seepage pit will be moved. Regarding coverage, Mr. Gleassey stated that the plan is 160-161 square feet over the allowable coverage as per borough ordinance. Mr. Gleassey was asked if this is an improvement regarding safety. Mr. Gleassey responded yes, the distance to the front door is now shorter and there will be no staircase. Mr. DelVecchio asked if cars can park on this spur without blocking the original driveway. Mr. Gleassey responded yes. He also stated that sight distance is not an issue. Mr. Gleassey also stated that there is no negative impact to the traveling public. The spur is 60' in length and should be able to