

BOROUGH OF

WOODCLIFF LAKE

ZONING BOARD OF ADJUSTMENT

September 23, 2008 - 7:30 p.m.

REGULAR MEETING

MINUTES

**ADEQUATE NOTICE STATEMENT:**

**Call to Order - 7:45 p.m.:** This Meeting, in accordance with the Open Public Meetings Law, P.L. 1075, Chapter 231, was announced at the Reorganization Meeting on January 22, 2008, in the Municipal Building. Notice of this meeting was posted and two newspapers, **The Record and The Ridgewood news**, were notified.

The public is advised of the Zoning Board's rule that all meetings will end by 10:30 p.m.

The Zoning Board saluted the flag.

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**ROLL CALL:**

**Members Present:**

John Spirig

Lynda Heinemann

Natalie Effron

Wilson Castrillon

Jacob Rak

Christina Hembree, Chairwoman

Victor Bongard, Vice-Chairman

Brian Boffa Alt. #2

**Also Present:**

Salvatore Princiotta, Esq., Board Attorney

Mary Verducci, Acting Planning Board Secretary

**Absent:** Dana Cassell Alt. #1

D. Holmqvist, Planner (not requested)

J. Pavlovich, Traffic (not requested)

E. Sachs, Engineer (not requested)

Brian Boffa was sworn in as Alt. #2 by the Board Attorney.

**CLOSED SESSION - 8:00 P.M. TO DISCUSS PENDING LITIGATION**

Jacob Rak recused himself. A motion to go into Closed Session at 8:00 p.m. approximately was made, seconded and carried. A motion to return to Open Session at approximately 8:15 p.m. was made, seconded and carried. Jacob Rak returned to the dais.

**OLD BUSINESS:**

1. Robert E. Personette Extension - Approved

**RESOLUTIONS:** None

**CORRESPONDENCE:**

1. Letter to Ada Vinpa from Construction Code Official Nick Saluzzi  
RE: 17 Centennial Way

**MINUTES:** June 24, 2008 - Approved on motion made by Mr. Rak, seconded by Mrs. Heinemann and carried.

**NEW BUSINESS:**

1. DARCIE DOUGLAS, 25 Angela Court, Block 1112, Lot

Variance Application for Rear Yard Setback for Sunroom and Garage Addition

Antimo Del Vecchio, Esq. represented the applicant and provided the Affidavits of Service and Publication. The application was deemed complete. Mr. Del Vecchio advised the applicants completed

phase one of their renovation and were proceeding to phase two--the construction of a sunroom and garage addition. The property is in the R30 Zone. The application was to relocate their garage in connection with this application, but to construct it on the left side of the house would result in steep slope and rock outcropping variances. This would be running against several of the Master Plan Goals and Objectives.

Albert Dattoli, Architect, was sworn in, qualified and accepted. Mr. Dattoli testified he was familiar with the property, Master Plan and Ordinances. Applicants would like to take a smaller room in the front of the house and add to the garage, satisfying their family's needs for a larger family room. That leaves an alternative place for the garage. They had already completed a sun room addition. Mr. Dattoli explained it was added in the back, with no variances required. If they were to put the garage on the South side, they would need to rip out the rocks and deal with the steep slopes. All other bulk criteria are met or substantially exceeded from a compliance standpoint. Mr. Dattoli felt this was a reasonable upgrade. It is an intelligent way to go for a three-car garage.

Mr. Del Vecchio requested the three-page set of Mr. Dattoli's drawings, consisting of three pages, dated 9/2/08, was marked A1, A2, the Architect Drawings, and A3, the Landscape Drawing. Three sets of photos, containing four photos each, were marked A4, A5 and A6. They were taken by Mr. Dattoli approx. two and a half weeks ago. Mr. Dattoli explained the photos were meant to convey the local of where they propose to put the garage, as well as others of the front of the hours. He described the photos in detail. The garage will not be visible from the street. This would further the design goals of the Master Plan, and the place for the garage would not disturb the topography. They intend to side with the same material and use the same roof.

Questions of the witness followed. Mr. Spirig inquired why not push the garage forward, Mr. Dattoli explained there would still be a variance because of the topography. Mr. Bongard asked why a three car garage, and the response was they have three cars with more children expected to drive. Most homes of this size in Woodcliff Lake have three car garages. Mr. Princiotta asked if he included the existing garage in the calculations. This would add 400 sq. ft. Mrs. Heinemann asked about trees, and they would not be taking them down.

The matter was opened to the public for questions of the architect. Norma Walsky, 22 Angela Court, right next door, asked if the garage could be moved further forward, and Mr. Dattoli responded it would result in a variance of 25'. She felt it would be a compromise. Gary Chen, 27 Springhouse Road, stated his question was

already answered by Mr. Princiotto.

Mr. Del Vecchio stated, considering the comments about moving the garage, rather than putting this to a vote, he would ask for a polling of the Board, so that they would come back with another proposal. Mr. Bongard also agreed with Mr. Rak and Mrs. Heinemann that the variance is too large. They would like to see if they could lessen the variance. Mr. Del Vecchio advised he conferred with his clients and advised they were in agreement with Mr. Dattoli tweaking the garage to minimize the variance on the side yard setback and come back for the October meeting. Mr. Del Vecchio consented to a time extension.

The matter was carried to the 10/28/08 meeting.

**ADJOURNMENT:** On motion made, seconded and carried, the meeting was adjourned at approximately 8:55 p.m.

**Respectfully submitted,**

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**Mary R. Verducci, Paralegal**

**Acting Recording Secretary**