

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
AUGUST 25, 2015
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. at Borough Hall by Chairwoman Christina 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, 2015, 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 10:30 p.m.

Flag Salute

Roll Call:

Christina Hembree, Chairwoman	Present
Marcia Denbeaux	Present
Gary Newman	Absent
Robin Effron-Malley	Present (Left at 8:13 p.m. Recused from 59 Rose Avenue application.)
Brian Boffa	Present
Justin Cohen	Absent
Dana Cassell	Absent
Victor Bongard	Present
Jay Ferreira	Present
S. Robert Princiotta, Esq.	Present
Joseph Vuich	Not Requested
Daniel Bloch, Maser Consult. Planner	Not Requested
John Pavlovich, Traffic	Not Requested
Tonya Tardibuono, Secretary	Present

Minutes:

The minutes of December 16, 2014 were approved as amended on a motion from Mrs. Denbeaux, seconded by Mr. Boffa, and carried by all.

The minutes of February 17, 2015 were approved on a motion from Mr. Ferreira, seconded by Mrs. Denbeaux, and carried by all.

New Business:

**Siamak Moosighi
7 Oakwood Drive
Block 1603 / Lot 12
Addition and deck extension**

Frank Ferraro, Esq. of Ferraro and Stamos located in Rockleigh, New Jersey, was in attendance as the Attorney for the applicant. Notice and proof of publication were submitted and found to be sufficient. An addition and deck extension are proposed for this site. The property is in an R-22.5 zone. On June 9, 2015 a denial letter was issued by the Zoning Official, Nick Saluzzi for both side yard variance required, 60 feet required – 48.75 feet proposed, a 11.25 variance is required.

The Board reviewed Exhibits A-1 (drawings labeled SP-1, A-1, A-2 and A-3), A-2 (survey), A-3 (Zoning review by Nick Saluzzi) and photographs marked A-4 and A-5.

Mr. Ferraro spoke about this application. He said what's driving the variance is the lot width. The size of the property is not conforming at 110 feet. The ordinance requires 150 feet, therefore anything Mr. Moosighi, does to this property will generate a requirement for a side yard setback variance. Mr. Siamak Moosighi the owner of the residence, was sworn in by the Board Attorney. Mr. Ferreira asked how long Mr. Moosighi owned the residence. Mr. Moosighi replied, about three years. Mr. Moosighi explained how they are not adding an additional bedroom, but eliminating one second-floor bedroom to create a second-floor laundry room. Mr. Ferreira had questions about the submitted survey. Mr. Ferraro answered all questions about the survey.

The meeting was open to the public for questions on a motion from Mr. Ferreira, seconded by Mrs. Denbeaux, and carried by all.

Michael Bronstein, Woodcliff Lake – What is the height of the extension going to be? Mr. Ferraro replied the peak of the extension will be 29.83 feet, the existing roof height is 28.51 feet. Approximately a 1.3 feet difference. Mr. Bronstein asked if any trees would have to be taken down. Mr. Ferraro replied, no. Mr. Bronstein asked what the hours of construction would be and how long the project will take. Mr. Moosighi replied that he will follow the town's construction noise ordinance and construction should take about a month and a half to complete.

The public portion of this meeting was closed on a motion from Mrs. Efron-Malley, and seconded by Mr. Boffa, and carried by all.

A motion was made by Mr. Ferreira to approve the variance as stated. The motion was seconded by Mrs. Denbeaux, and carried by roll call vote as follows:

Mrs. Efron-Malley	Yes
Mr. Boffa	Yes
Mrs. Denbeaux	Yes

Mr. Ferreira	Yes
Mr. Bongard	Yes
Chairwoman Hembree	Yes

The resolution was read by Attorney Princiotto. A motion to approve the resolution as amended was made by Mrs. Denbeaux, seconded by Mr. Bongard, and carried by roll call vote as follows:

Mrs. Efron-Malley	Yes
Mr. Boffa	Yes
Mr. Ferreira	Yes
Mr. Bongard	Yes
Mrs. Denbeaux	Yes
Chairwoman Hembree	Yes

Venecia Alfonso
59 Rose Ave
Block 1605 / Lot 8
Addition

Augusto Morpurgo of Morpurgo Architects located in Ho-Ho-Kus, New Jersey, was in attendance as Architect for the applicant. Notice and proof of publication were submitted and found to be sufficient. An addition is proposed for this site. The property is in an R-22.5 zone. On July 31, 2015 a denial letter was issued by the Zoning official, Nick Saluzzi. The applicant is requesting an approval for the following variances - to permit surface coverage of 37.2% where 30% is the limit, for a variance of 7.2%. A variance for lot frontage where 150 feet is required and there is 100 feet existing for a variance of 50 feet. A variance for minimum side yard where 20 feet is required and 17'7" is proposed for a variance of 2'5" on one side and 20'1" on the other side and a variance of both side yards where 60 feet is required and 37'8" is proposed for a variance of 22'4". Mr. Morpurgo was sworn in by the Board Attorney.

The Board reviewed Exhibits A-1 (site plan, proposed plan and elevations and existing plans and elevations), A-2 (photos), A-3 (survey).

Mr. Morpurgo explained and spoke about this application. Mr. Bongard asked Mr. Morpurgo why there was specific square footage being added on the side. Mr. Morpurgo explained the layout of the addition. Mr. Princiotto wanted to know why the extra three feet was necessary for the laundry room and master bedroom and what the length of the three feet is. Mr. Morpurgo replied because of an existing fireplace and corridor and they want to be able to have a second-floor laundry room. The length of the three-foot addition will be 22 feet long, not the entire length of the house.

Mrs. Denbeaux asked, on the left side of the house, the south side, the proposed setback is going to be 20.1 feet. That's an increase in the setback? Mr. Morpurgo replied because of the overhang.

Mr. Princiotto asked what is going on the front of the house? Mr. Morpurgo replied they are adding an entry porch and expanding a small section in the front to expand the dining room and living room. They are adding small additions to the home to make it more efficient. Mr. Princiotto asked if they are adding on to the kitchen? Mr. Morpurgo replied they are adding a piece that is 16 foot long by 18 feet wide.

Mr. Princiotto inquired if the swimming pool was already there when they purchased the house. Mr. Morpurgo replied yes, everything in the current survey dated July 2, 2015, exhibit A-3, was existing when purchased.

Mrs. Venecia Alfonso the owner of the residence, was sworn in by the Board Attorney. Mr. Princiotto asked how long Ms. Alfonso owned the residence. Mrs. Alfonso replied the property was purchased on July 20, 2015.

A motion was made by Mrs. Denbeaux to approve the requested application. The motion was seconded by Mr. Ferreira and carried by roll call vote as follows:

Mrs. Effron-Malley	Recused
Mr. Boffa	Yes
Mr. Ferreira	Yes
Mrs. Denbeaux	Yes
Mr. Bongard	Yes
Chairwoman Hembree	Yes

The resolution was read by Attorney Princiotto. A motion to approve the resolution as amended was made by Mr. Bongard, seconded by Mrs. Denbeaux, and carried by roll call vote as follows:

Mrs. Effron-Malley	Yes
Mr. Boffa	Yes
Mr. Ferreira	Yes
Mr. Bongard	Yes
Mrs. Denbeaux	Yes
Chairwoman Hembree	Yes

The meeting was adjourned on a motion from Mr. Boffa, seconded by Mrs. Denbeaux, and carried by all.

Respectfully Submitted,

Tonya Tardibuono