

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
JUNE 24, 2008, 7:30 P.M.
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. 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 23, 2008, 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	Present	
Richard Purcell	Absent	
Wilson Castrillon	Present (7:40 pm)	
Jacob Rak	Present	
Dana Cassell	Present	
Sal Princiotta, Esq.	Present	
D. Holmquist, Planner	Absent	(not requested)
J. Pavlovich, Traffic	Absent	(not requested)
E. Sachs, Engineer	Absent	(not requested)
Kathy Rizza, Secretary	Present	

Minutes:

The minutes from April 22, 2008 were approved on a motion from Mr. Spirig, seconded by Mr. Cassell, and carried by all by roll call vote.

The minutes of May 20, 2008 were approved on a motion from Mr. Rak, seconded by Mr. Cassell, and carried by all by roll call vote.

Old Business:

**08-04 BA Zega, Mobility Properties
 20 Bear Brook, Block 1704, Lot 9**

Ms. Crusius of Huntington Bailey, represented Mrs. Zega in this application. New sealed plans with the zoning schedule on them were submitted to the board. The pages were marked as A-5, A-6, A-7 and A-8. A photo of the proposed home was marked as A-9. Ms. Crusius described the proposed home and gave the property history to all in attendance. The home will be approximately 3000 sq. ft. Attorney Princiotto spoke regarding the zoning schedule. He suggested lessening the driveway size to lower the total lot coverage so that a patio or a deck could be added in the future and not be a problem with the coverage. It was stated that advertisement and notice was done on this application.

A motion to approve the variances involved to construct the new home was made by Mr. Bongard, seconded by Mr. Spirig, and carried by a roll call vote with all members voting in favor, except for Mr. Castrillon, who abstained. All is subject to Borough Engineer approval.

Resolutions:

**08-04 BA Zega, Mobility Properties
 20 Bear Brook, Block 1704, Lot 9**

The resolution was approved on a motion from Mr. Spirig, seconded by Mr. Cassell, with all in favor except Mr. Castrillon, who abstained.

**09-03 BA Dhawan
 37 Old Pascack Road, Block 2104, Lot 6**

The resolution was approved on a motion from Mr. Cassell, seconded by Mrs. Heinemann, with all in favor except Mr. Castrillon and Mrs. Efron, who abstained. Both resolutions will be published and distributed.

Correspondence:

1. A letter from Ada Vinpa regarding 17 Centennial Way. This letter will be forwarded to the Building Inspector and the Affordable Housing Committee.
2. A denial letter from Nick Saluzzi regarding 17 Centennial Way.
3. An e-mail between the Mayor and the Board Secretary regarding the open position on the Zoning Board.
4. A letter from the Shade Tree Committee regarding 37 Old Pascack Road.

Discussion:

It was decided that the August meeting of the Zoning Board would be cancelled.

The meeting was adjourned at 8:30 pm on a motion from Mr. Cassell, seconded by Mr. Spirig, and carried.

Respectfully submitted, Kathleen S. Rizza, Secretary

