

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
NOVEMBER 18, 2008, 7:30 P.M.
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. by Vice Chairman Victor Bongard.

Adequate Notice Statement:

The Vice Chairman 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	Absent	
Victor Bongard, Vice Chairman	Present	
Lynda Heinemann	Present	
John Spirig	Absent	
Natalie Effron	Present	
Brian Boffa	Present	
Wilson Castrillon	Present	
Jacob Rak	Present	
Dana Cassell	Present	
Sal Princiotta, Esq.	Present	
D. Holmqvist, Planner	Absent	(not requested)
J. Pavlovich, Traffic	Absent	(not requested)
E. Sachs, Engineer	Absent	(not requested)
Kathy Rizza, Secretary	Present	

Interpretation:

DiGilio – Mr. Bongard explained the current situation regarding this applicant. Board Attorney Princiotta sent a letter to the board with his findings. It has been determined that the application has been extended to the year 2010 by the New Permit Extension Act. Substituting Board Attorney Van Dam stated that once the permit is issued in this case the approval is automatically extended.

Old Business:

**Julie Shih 19 Kinderkamack Road
Block 2707, Lot 1**

Variance Application for minimum lot area and lot frontage for a new home.

New notice for this application was received by the Board Secretary, reviewed and found to be in order. Ms. Shih is being represented by Attorney Steven Muhlstock of 2200 Fletcher Avenue in Fort Lee. A single family residence is proposed. The property is presently vacant with a tool shed on the rear of the property. The zoning district is R-15. Two bulk variances are requested; minimum lot size and minimum lot frontage. The property is pre-existing non-conforming with a pre-existing hardship. The minimum lot size required is 15,000 sq. ft, proposed is 11,250 sq. ft. The frontage requirement is 100', proposed is 75'. Ms. Shih is an architect who did the plans herself. She was sworn in as a witness by Mr. Muhlstock. She resides at 2 Columbia Terrace in Edgewater with her husband. They are the contract purchasers. Ms. Shih proposes a single family residence of 2,940 sq. ft. Ms. Shih is a licensed architect in the state of NJ. New revised sheets were previously distributed to the board members, with the only change being the zoning table. Ms. Shih spoke regarding the two variances requested. Ms. Shih surveyed the area today and sketched out how many homes are in the area similar to her proposal. These were marked on the tax map copy – Exhibit A-1 dated 11-18-08. She stated that this lot is in keeping with the surrounding area. It was stated that the shed will be removed. The proposed home was described in detail to all present. Mr. and Mrs. Shih plan to live in this home upon completion. Mr. Muhlstock is done with his questions of Ms. Shih.

Mrs. Efron asked if the overhang is included in the measurements. She was told yes.

Mr. VanDam inquired about the house to the north.

Mr. Cassell stated that he passed by the property today and noted it is mostly wooded.

Ms. Shih stated that it has been partially cleared, but she plans on keeping whatever trees she can.

Black and white photos of the property, taken by Ms. Shih, were introduced as evidence – Exhibit A-2 dated 11-18-08. Mrs. Efron questioned the location of the driveway. It is approximately 10' off the side line. Mr. Bongard asked about a landscaping plan. Both sides of the property are pretty open. Ms. Shih and her Attorney stated that they are not opposed to doing whatever the board would like. It was decided that the Board would like to see a landscape plan for this site. The board was polled on this subject. All were in favor of a resolution stating 'subject to a landscape plan'. Mr. Van Dam recommended that a resolution could be drafted for the next meeting. If the landscape plan is accepted the resolution could be voted on and memorialized at the same meeting.

This matter was opened to the public, with no one wishing to be heard, the public session was closed.

Minutes:

The minutes of October 28, 2008 were approved on a motion from Mrs. Heinemann, seconded by Mr. Bongard, and carried by all.

Misc:

The Permit Extension Act was discussed by all in attendance. Mr. Cassell asked if it is the responsibility of the Zoning Board to inform the residents of this act. He was told no, the Building Department would do this.

The meeting was adjourned on a motion by Mr. Cassell, seconded by Mrs. Heinemann, and carried by all

Respectfully submitted,

Kathleen S. Rizza, Secretary