

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
OCTOBER 27, 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	Present
Robin Efron-Malley	Present
Brian Boffa	Present
Justin Cohen	Present
Dana Cassell	Recused
Victor Bongard	Present
Jay Ferreira	Present
S. Robert Princiotta, Esq.	Present
Joseph Vuich	Present
Daniel Bloch, Maser Consult. Planner	Absent
John Pavlovich, Traffic	Not Requested
Tonya Tardibuono, Secretary	Present

Minutes:

The minutes of July 21, 2015 were approved as amended on a motion from Mr. Ferreira, seconded by Mr. Bongard, and carried by all (Chairwoman Hembree and Mrs. Denbeaux both abstained.)

The minutes of August 25, 2015 were approved on a motion from Mr. Bongard, seconded by Mr. Ferreira, and carried by all. (Mr. Newman, Mrs. Efron-Malley and Mr. Cohen all abstained.)

Old Business:

**Valley Chabad
100 Overlook Drive
Block 908 / Lot 1
Change of Use / Site Plan Application with Variances**

The Planner for the Valley Chabad had a last minute conflict for tonight's meeting and had to postpone. The application will continue to be heard at the next scheduled meeting on November 24, 2015.

Resolution:

**WCL Investors
62 Broadway
Block 2708 / Lot 1**

Mr. Princiotto spoke about the resolution. Mr. Bongard asked what the difference was between the lighting plan and the lighting photometric plan was. Mr. Ferreira explained one is just a lighting plan and the photometric plan shows the looms of lighting trespass. Mr. Newman asked if the Board could put an expiration date on the resolution. A discussion was had in detail by all members present regarding an expiration date on the resolution. Mr. Princiotto added, applicant shall commence the complete construction within three years of the date of this resolution or this approval shall expire unless further extended by the Board, into the resolution.

The resolution was discussed by Attorney Princiotto. A motion to approve the resolution as amended was made by Mr. Newman, seconded by Mrs. Efron-Malley and carried by roll call vote as follows:

Christina Hembree, Chairwoman	Recused
Marcia Denbeaux	Abstained
Gary Newman	Yes
Robin Efron-Malley	Yes
Brian Boffa	Yes
Justin Cohen	Abstained
Dana Cassell	Absent
Victor Bongard	Yes
Jay Ferreira	Yes

Board discussion:

A Board discussion was had by all members regarding the use of Borough e-mails.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tonya Tardibuono". The signature is written in a cursive style with a large initial "T" and a decorative flourish at the end.

Tonya Tardibuono