

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
DECEMBER 15, 2015
MINUTES**

Call to Order:

The meeting was called to order at 7:40 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	Absent
Gary Newman	Present
Robin Effron-Malley	Present
Brian Boffa	Absent
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

Mr. Princiotta spoke about the Valley Chabad not being on the agenda this evening. The Valley Chabad application will be heard at the next Zoning Board of Adjustment meeting scheduled for January 26, 2016.

Mr. Princiotta had a discussion with the Board about when to schedule the application for 10 Ravine Drive. The consensus was the Board would like them to wait until the March 2016 Zoning Board of Adjustment meeting, but they will hear the application in January if the

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

Mr. Bongard	Yes
Mr. Ferreira	Yes
Mrs. Effron-Malley	Yes
Mr. Newman	Abstained
Chairwoman Hembree	Yes

Mr. Princiotto told the applicant that a resolution would be read at the next Zoning Board of Adjustment meeting on January 26, 2016.

The meeting was adjourned on a motion from Mr. Ferreira, seconded by Mr. Bongard, and carried by all.

Respectfully Submitted,



Tonya Tardibuono