

BOROUGH OF WOODCLIFF LAKE  
ZONING BOARD OF ADJUSTMENT  
February 27, 2018  
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 23, 2018, 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.

PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW APPOINTMENTS AND REAPPOINTMENTS

Member: Robin Malley (term ending December 31, 2021)  
Ms. Malley read and signed her Oath of Office

Member: James Vercelli (term ending December 31, 2019)  
Mr. Vercelli read and signed his Oath of Office

Member: Robert Hayes (term ending December 31, 2021)  
Mr. Hayes read and signed his Oath of Office

ROLL CALL:

Sanjeev Dhawan	Present
Robin Malley	Present
Emilia Fendian	Present
James Vercelli	Present
Victor Bongard	Present
Robert Hayes	Present
Gary Newman	Present
John Spirig	Present
Christina Hembree, Chairwoman	Present
S. Robert Princiotto, Board Attorney	Present
Tonya Tardibuono, Secretary	Present

Mr. Newman arrived after roll call at 7:40 p.m.

APPROVAL OF MINUTES

January 23, 2018

Motion by Victor Bongard, seconded by John Spirig to approve the minutes of January 23, 2018; on voice vote, all in favor the motion carried.

For the benefit of the new members, Mr. S. Robert Princiotta announced that he is the Board Attorney and has been a Woodcliff Lake resident since 1980.

Following his announcement Mr. Princiotta asked for each member to provide a brief statement on their background. Each member responded. Board Attorney Princiotta welcomed the new members.

Chairwoman Hembree announced that Secretary Tonya Tardibuono has resigned and would be leaving the end of the month. Everyone wished her the best and thanked her for her service to the Borough.

APPLICATION

Theresa Gudín - 27 Lincoln Avenue - Block 2704 Lot 14  
Construction of attached 2 car garage - Building coverage, minimum side yard, minimum both side yards

Robin Malley recused herself and left the dais.

Chairwoman Hembree announced that proof of service is in order.

Albert Dattoli, Architect was sworn in by Board Attorney Princiotta. Mr. Dattoli provided his qualifications which were accepted by the Board.

Mr. Dattoli stated that the house is a 2-story residence in the R-15 zone with a footprint from the 1940's. The proposed application is to remove the existing one car garage and replace it with a two car attached garage which will encroach into the side yard and will require a side yard setback variance.

Board Attorney Princiotta marked the site plan as Exhibit A-1; the drawings as Exhibit A-2 and the photographs as Exhibit A-3.

Mr. Dattoli described the existing garage as an eye sore;

their proposed two car garage addition will blend in with the house. Side yard 20 ft. required, 12.25 proposed; 7.75 variance required; 2.3% coverage increase from previously granted variance. Combined side yard - 40 ft. required proposing 37.95 ft. 2.05 ft. variance.

John Spirig asked if other avenues were considered to minimize any of the requested variances.

Mr. Dattoli reviewed the variances and stated that if he changes anything it would not be functional and that he did explore other avenues.

Victor Bongard asked if there is an entrance into the proposed garage from the house. Mr. Dattoli responded yes, and described the entrance as shown on the plans.

Gary Newman referred to the photographs again and commented that he sees where the garage is but it does not show the neighbor's house. He inquired about the house to the east and asked how far up towards the front yard does it go. Mr. Dattoli referred to aerial photographs which were marked as Exhibit A-4. The photographs showed an existing accessory building on the property. Mrs. Gudin, applicant commented. She was sworn in by Board Attorney Princiotto. She testified that there was another structure between the garage and the shed that was removed by the owner prior to vacating the premises.

Gary Newman asked if other houses on the block had two car garages. Mr. Dattoli responded that the majority of the homes have two car garages.

Board Attorney Princiotto asked how far the existing garage was from the side yard. Mr. Dattoli responded 5 ft. The proposal will increase the side yard by 12.25 ft.

Board Attorney Princiotto commented that after looking at the photographs it doesn't appear to be any tree removals. He asked if there were any drainage issues. Mr. Dattoli responded no trees are affected; presently it is a gravel area and there are no drainage issues.

Victor Bongard feels the application would be an improvement.

Mrs. Gudin added that there are no drainage issues and the driveway would remain the same size.

Board Attorney Princiotto reviewed the required variances:

- Building Coverage - 18.5% proposed
- Lot Coverage - 2.3% increase from previous granted variance
- Side Yard - requesting 12.25 ft. creating a 7.75 ft. Variance
- Combined Side Yard - 40 ft. proposed creating a 2.05 ft. variance

Emilia Fendian asked if anything was proposed for the "green" space alongside the existing driveway. Mr. Dattoli responded that we are not affecting any trees. Ms. Fendian asked if the existing macadam driveway was sufficient. Mr. Dattoli responded yes.

#### Open Meeting to the Public

A motion by Gary Newman, seconded by Victor Bongard to open the meeting to the public; all in favor, the motion carried.

Robin Malley (recused Board Member) asked what the existing variance was for. Mr. Dattoli responded - coverage.

#### Close Meeting to the Public

A motion to close the meeting to the public by Gary Newman, seconded by John Spirig; all in favor, the motion carried.

Sanjeev Dhawan commented that the proposal would be a better solution to what is there now and a good change.

Emila Fendian drove by the residence and commented that it would be a good visual change.

John Spirig commented that the proposal would make the appearance nicer than what is currently there and would be a nice addition to the neighborhood.

Gary Newman asked Mr. Dattoli if he thinks the addition would make the house more appropriate based upon the neighborhood. Mr. Dattoli commented that the addition would bring the house up to modern day standards.

#### Open Meeting to the Public

A motion by John Spirig, seconded by Gary Newman to open the meeting to the public, all in favor, the motion carried.

No Public Comment

Close Meeting to the Public

A motion by John Spirig, seconded by Gary Newman to close the meeting to the public, all in favor, the motion carried.

Board Attorney Princiotto reviewed the three variances:

Building Coverage - the limit is 15% the applicant is proposing 18.5% creating a variance of 3.5%. The previous variance was granted for 2.3%. The Board should consider the overall variance of 3.5% over what is required.

Minimum side yard 20 ft. is required for each side yard; the applicant is proposing 12.25 ft. requiring a variance of 7.75 ft. The variance will be limited to the construction of the proposed garage and set forth on Exhibit A-1.

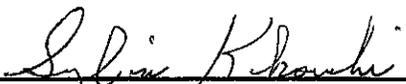
Combined side yards at 40 ft. will be 37.95 ft. requiring a combined variance of 2.05 ft.

The Board Attorney marked the property survey as Exhibit A-5. The survey shows the garage at 5.2 ft. off the property line.

A motion by Victor Bongard, seconded by Sanjeev Dhawan to grant the variances necessary to construct an attached two car garage; on roll call vote, all in favor, the motion carried.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned.

Respectfully submitted,

  
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Sylvia Kokowski  
Recording Secretary