

**BOROUGH OF WOODCLIFF LAKE  
ZONING BOARD OF ADJUSTMENT  
OCTOBER 22, 2013  
7:30 P.M.  
MINUTES**

**Call to Order:**

The meeting was called to order at 7:50 p.m. by Chairwoman Hembree.

**Adequate Notice Statement:**

The Chairman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 22, 2013, 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:**

Christine Hembree, Chairwoman	Present
Marcia Denbeaux	Present
John Spirig	Present
Robin Efron-Malley	Present
Brian Boffa	Absent
Wilson Castrillon	Present
Dana Cassell	Present
Victor Bongard	Present
Jay Ferreira	Absent

S. Robert Princiotta, Esq.	Present
Darlene Green, Planner	Absent (not requested)
John Pavlovich, Traffic	Absent (not requested)
Brian Intindola (Neglia Eng)	Absent (not requested)
Kathy Rizza, Secretary	Present

**Minutes:**

The minutes from September 24, 2013 were approved on a motion from Ms. Denbeaux, seconded by Mr. Bongard, and carried.

The minutes from August 27, 2013 will be approved at the next meeting of the Zoning Board.

**Board Discussion:**

**Adam and Randy Nassau**  
**18 Knollwood Road**  
**Block 907, Lot 2.10**  
**Pool – maximum total coverage variance**

A letter had been received from Mr. Newman, the Attorney for the Nassau's' stating that they have withdrawn their application before the Board *without* prejudice. Ms. Knarich of Price Meese was present to request that the Board vote to accept the application withdrawn *with* prejudice so that the Nassau's cannot come back to the Board to request the circular driveway that the present permit for the pool says they must remove. After Board discussion on whether a vote is needed or not, the Board Attorney recommended that a vote be taken to dismiss the application *without* prejudice.

A motion to accept the withdrawal of the application *without* prejudice was made by Ms. Denbeaux, seconded by Mr. Castrillon and carried as follows:

Mr. Bongard	Yes
Ms. Effron-Malley	Yes
Mr. Castrillon	Yes
Ms. Denbeaux	Yes
Chairwoman Hembree	Yes

The resolution will be read and approved at the November meeting.

**Board Discussion:**

**Borough Tree Ordinance:**

Attorney Princiotto distributed the Borough ordinance relating to trees to all Board members. Mr. Princiotto felt that due to past applications involving tree removals that the Board should be aware of the content, including definitions, of this ordinance. Attorney Princiotto stated that in every resolution he prepares for the Board it states that this ordinance must be adhered to.

**Resolution:**

**Donald Perez**  
**4 Benjamin Court**  
**Block 705, Lot 5**  
**Maximum total coverage variance – pool, etc.**

The resolution was read by all present. A motion to approve the resolution was made by Mr. Bongard, seconded by Mr. Spirig, and carried as follows:

Mr. Castrillon	Yes
Mr. Spirig	Yes

Mr. Bongard                      Yes

The resolution will be published and distributed as required.

**The meeting was adjourned** on a motion from Ms. Efron-Malley, seconded by Mr. Cassell, and carried by all.

Respectfully Submitted,

Kathleen S. Rizza, Secretary