

**BOROUGH OF NORTH HALEDON
ZONING BOARD OF ADJUSTMENT
MINUTES**

February 1, 2018

Vice-Chairman William De Block called the Regular Meeting to Order and read the Open Public Meetings Act Statement

STATEMENT:

This meeting is called pursuant to the provisions of the Open public Meetings Law. This February 1, 2018 meeting of the North Haledon Board of Adjustments, was included in a list of meetings notice advertised in the NORTH JERSEY HERALD & NEWS and THE HAWTHORNE PRESS on January 18, 2018 was posted on the bulletin board on the same date and remains continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.

Proper notice having been given, this meeting is called to order and the Secretary is directed to include this statement in the minutes of this meeting.

ROLL CALL: **Chairman George Van Dyk** no
 Vice Chairman William De Block yes
 Ron Tattersall -yes
 Anthony Vaccaro yes
 Ralph Vuoncino yes
 Richard Scrofani- yes
 Domenico Fusco yes
Alternates: Paul Gorga yes
 Valdo Panzera no
 Attorney: Ralph Faasse yes
 Council: Donna Pugliese no
 Zoning Review Officer: James Booth no
 Zoning Board Secretary: Jeanne Fondacaro yes

FLAG SALUTE

**APPROVAL OF PRIOR MINUTES:
Re-organization and Regular January 10, 2018 meeting**

A motion was made by: Anthony Vaccaro to approve minutes with the following changes. Oaths of office sworn in by Jeanne Fondacaro and remove re-organization from statement of regular meeting.

Seconded by: Ron Tattersall **Roll call to approve:** all

NEW BUSINESS

Application # 1028

Applicant: Pamela Tipper *

16 Columbia Court

North Haledon, New Jersey 07508

Block: 66 **Lot:** 42 **Zone:** RA-2

RE: side yard def. 9.80'
total yard setback def. 7.40'

- **Now known as Pamela Frey**

All of the paperwork is in the name of Pamela Tipper and the survey is in the name of Pamela Frey. The application should be amended as Pamela Tipper now known as Pamela Frey. Mr. Philip Finamore, Pamela and Todd Frey are sworn in. Mr. Finamore gives his credentials, working under the supervision of Matthew Evans, Architects with over 20 years of experience. He has been before this and other Boards. The minimum lot area for this zone is 20,000 SQ. FT. and this lot is just under 21,000, the lot width is 125' and we have 101' and the depth is 150' and we have 185' with 18.64% lot coverage. The height will be 17' where 35' is allowed. Front yard setback will be 80' where 40' is allowed. The rear yard setback is 50' and we have 89'. Out of all categories, we are around 78% compliant. The hardship is the narrowness and irregular shape of the property. The variances can be granted without causing substantial detriment to the public good and without substantially impairing the intent and purposes of the zoning ordinances. It fits in with the community. The house is 1851 sq. ft. The irregular shape of the lot is the reason the variances are needed. The house is land locked due to the topography of the land. We are proposing a one story 180 sq ft addition. The face of the addition is 80' off of the front property line. The arborvitaes shield the addition with no clean line of sight. The stairs in the rear shield the addition also. A consideration was ease of access to the property with the ability to get a lawnmower on the property. The roof line was dropped and it continues to be accessible to first responders. Under the addition will be a slab on grade. The neighboring house is 34'6" to the property line. The pictures are all dated January 5, 2018 A1-A5. Also, the survey was prepared by Steven Kesner on October 4, 2017. The proposed lot coverage is 19.51%.

A break is taken.

ROLL CALL:

Chairman George Van Dyk no

Vice Chairman William De Block yes

Ron Tattersall -yes

Anthony Vaccaro yes

Ralph Vuoncino yes

Richard Scrofani- yes

Domenico Fusco yes

Alternates:

Paul Gorga yes

Valdo Panzera no

Attorney: Ralph Faasse yes

Council: Donna Pugliese no

Zoning Review Officer: James Booth no

Zoning Board Secretary: Jeanne Fondacaro yes

If passed, Mr. Finamore will update all numbers and re-submit with the proper numbers. There will be a 3' single panel front door to access the small lawn area. There will be no additional exterior lighting.

A motion was made by Anthony Vaccaro to approve application #1028 with a side yard variance of 9.8' and a total side yard variance of 7.4'

Seconded by: Ron Tattersall

Roll call to approve: Anthony Vaccaro, Ron Tattersall, Ralph Vuoncino, Rick Scrofani, Domenico Fusco, Alternate: Paul Gorga, Vice-Chairman William De Block

OLD BUSINESS

NONE

RESOLUTIONS

NONE

PRIVILEGE OF THE FLOOR

Vice-Chairman De Block asks if anyone would like to speak on any other matters. Seeing no one, the Privilege of the Floor is closed.

COMMUNICATION

NONE

BILLS

A bill was presented by Ralph Faasse for \$676.50 for the first quarterly retainer.

A motion was made by: Ron Tattersall to pay the bill when funds become available.

Seconded by: Domenico Fusco

Roll call to approve: Anthony Vaccaro, Ron Tattersall, Ralph Vuoncino, Rick Scrofani, Domenico Fusco, Alternate: Paul Gorga, Vice-Chairman William De Block

A motion is made by Ron Tattersall to pay an invoice for \$2385.00 to Ralph Faasse as funds become available for professional services of Cingular Wireless

Seconded by: Domenico Fusco

Roll call to approve: Ron Tattersall, Ralph Vuoncino, Rick Scrofani, Domenico Fusco.

Alternate: Paul Gorga, Vice-Chairman William De Block

- Anthony Vaccaro recused himself from the Application.

Discussion

*The Board went into Executive Session at 8:48 due to Attorney/Client privilege under litigation of Thomas/ Kristen Segreto vs. Board of Adjustment of the Borough of
Minutes will be available when the litigation is completed.*

ADJOURNMENT:

Motion to adjourn meeting was made by: Ron Tattersall

Seconded by: Domenico Fusco

Roll call to approve: all

Chairman declares this meeting duly adjourned at: 9:11

Secretary, Jeanne Fondacaro

William De Block, Vice-Chairman

