

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

**December 7, 2017**

Chairman Van Dyk called the Regular Meeting to Order and read the Open Public Meetings Act Statement

**STATEMENT:** This regular meeting is called pursuant to the provisions of the open public meetings law. This regular meeting December 7, 2017, was advertised in the North Jersey Herald & News and the Hawthorne Press on January 26, 2017, and was posted on the bulletin board on the same date and will remain posted as the required notice 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 for inspection.

Proper notice having been given, this regular December 2017, meeting of North Haledon Board of Adjustments is hereby called to order and the secretary is directed to include this statement in the minutes of the meeting.

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

FLAG SALUTE

**APPROVAL OF PRIOR MINUTES:  
November 2, 2017**

A motion was made by: Ron Tattersall to approve minutes with the addition of the variance listed for the height of the structure.

**Seconded by:** William De Block    **Roll call to approve:** all

## **NEW BUSINESS**

**Application # 1027  
Ryan & Lauren Alberta  
31 Rothesay Avenue (a.k.a. 29)  
North Haledon, New Jersey 07508  
Block: 46 Lot: 8 Zone: RA-3**

**RE: front yard setback def 16.3'**

**The applicants are sworn in. Philip Finamore of North Haledon has prepared and collaborated the documents as the architect designer. He works under the supervision of Matthew Evans, Architect. He has worked for 23 years as a residential architect designer. The Albertas bought the house with an existing non-conformity. The bulk of the house straddles the front yard setback. The application includes many improvements but the only non-conforming part is the front porch. It is in an RA-3 where 35' is required. The front yard setback of 16.7' where as a 19.3' deficiency is requested. They took into account as much as possible the non-conformity by making the master bedroom the second floor over the existing house, to be sensitive to the setback by utilizing the existing structure of the building. The total house is 1,424 sq ft home, and would like to make it 2,582 sq. ft. . The house will remain a 3 bedroom with one additional bathroom added. It will fit in with other houses on the block. The outside of the house will be completely renovated. The roof will be removed to make it steeper to marry the rooves together to balance the look of the house. They made the porch smaller to minimize the encroachment. A1 is being submitted- pictures of houses on the block.**

**Mr. Faasse informs Mr. Finamore that there is a title map setback and suggests that the Applicant speaks to an Attorney regarding encroaching on the title map setback. They need a notarized letter saying that they understand the impact of the encroachment.**

**All of the windows are being replaced. All of the interior doors and molding, the full bath and kitchen are being redone. The 3 outer walls of the upstairs and the back and side sections are being removed. About 25-30% of the outside walls will be removed. The driveway will not be replaced. The water dissipates on the lawn through leaders that carry it there. There is currently no problem with water with heavy rain.**

**There is currently one and a half bathrooms and 3 bedrooms and they are requesting 2 and a half baths and 3 bedrooms. There can be one additional bedroom but there will not be any closet space in the room so it is not considered a bedroom. Any outdoor lighting will dissipate before it reaches the neighbor. The architect did not want the stairs dismounting on the side because it exited too close to the driveway.**

**The Chairman asks if anyone from the public wishes to be heard. Seeing no one, the public session is closed.**

**A motion is made by Ron Tattersall to pass Application # 1027 with the contingency of a meeting with the Applicant's attorney and a notarized letter stating that they understand the file map setback. The Lynch rule is also added. (50% of the outer walls are taken down, it is then a tear down.)**

**Seconded by: William De Block**

**Roll call to approve: Anthony Vaccaro, William De Block, Ron Tattersall, Ralph Vuoncino, Domenico Fusco, Alternate: Valdo Panzera, Chairman George Van Dyk**

***OLD BUSINESS***

***NONE***

**RESOLUTIONS**

**Application# 1026**

**RE: proposed monopole**

New Cingular Wireless PCS, LLC (Applicant)  
15 East Midland Avenue, Paramus, NJ 07652  
High Mountain Road Reality Group, LLP (Owner)  
5 Sicomac Road (a/k/a 15 Sicomac Road)  
North Haledon, New Jersey 07508  
**Block: 70 Lot: 1 Zone: B-1**

Anthony Vaccaro recused himself due to a conflict of interest

**Roll call to approve the motion:** William De Block, Ron Tattersall, Ralph Vuoncino, Rick Scrofani, Domenico Fusco, **Alternate:** Paul Gorga

**Roll call against the motion:** Chairman George Van Dyk

Council has advised that the Resolution has not been prepared. The Applicant has consented an extension via email to be heard on January 4, 2018. It has been carried to the next meeting.

**PRIVILEGE OF THE FLOOR**

Chairman Van Dyk 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 motion is made by William DeBlock to pay an invoice for \$2,115.00 to Ralph Faasse as funds become available.

**Seconded by:** Ron Tattersall

**Roll call to approve:** Anthony Vaccaro, William De Block, Ron Tattersall, Ralph Vuoncino, Ralph Vuoncino, Domenico Fusco. **Alternate:** Valdo Panzera, Chairman George Van Dyk

*Discussion*

*The Mayor has asked Mr. Faasse and Chairman Van Dyk to meet with Mrs. Puglisi to discuss the cell tower coming to the Mayor and council first. He also asked to be on the lookout for pools because there was a problem with runoff.*

*Also, Harry's tires has been sold and the next owner may be coming before the BOA.*

**ADJOURNMENT:**

Motion to adjourn meeting was made by: William De Block

**Seconded by: Ron Tattersall**

**Roll call to approve: all**

Chairman declares this meeting duly adjourned at: 8:44

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**Secretary, Jeanne Fondacaro**

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George Van Dyk, **Chairman**

