

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

October 5, 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 October 5, 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 October 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 yes
 Valdo Panzera no
 Attorney: Ralph Faasse yes
 Council: Donna Pugliese no
 Zoning Review Officer: James Booth no
 Zoning Board Secretary: Jeanne Fondacaro yes

**APPROVAL OF PRIOR MINUTES:
September 7, 2017**

A motion was made by: William De Block to approve minutes with the correction of the law firm spelling.

Seconded by: Ralph Vuoncino **Roll call to approve:** all

NEW BUSINESS

NONE

OLD BUSINESS

Application# 1026

RE: proposed monopole

New Cingular Wireless PCS, LLC (Applicant)
15 East Midland Avenue, Paramus, NJ 07652
High Mountain Road Realty 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.

Judy Fairweather, Pinilis Halpern LLP, New Cingular Wireless PSC, LLC (AT&T).
We have received all affidavits except Valdo Panzera's.

Brian Fleisig makes his summation representing the residents.

Judy Fairweather, Pinilis Halpern LLP, gives her summation.

- 1) D3 Variance – conditionally permitted use
- 2) D1 Variance – 2 primary uses on one property
- 3) set- back variance- to residential structure 250' where 429' is required
- 4) height- setback- 10 ft is required/ need 10'5"
- 5) rear- yard setback 50' needed/ have 34.29'
- 6) side-yard 50' required / have 13.33'
- 7) parking spaces 10x20 to 9x20
- 8) height variance

Ms. Fairweather allows the clock to be extended to November 2, 2017.

A motion is made by William De Block to hold Application # 1026 until the November 2, 2017 meeting.

Seconded by: Ron Tattersall

Roll call to approve: William De Block, Ron Tattersall, Ralph Vuoncino, Domenico Fusco.

Alternate: Paul Gorga, Chairman George Van Dyk

Transcript attached.

**RESOLUTIONS
NONE**

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 \$310 for certification classes for Paul Gorga and Valdo Panzera taken on 9/23/17.

Seconded by: Anthony Vaccaro

Roll call to approve: William De Block, Ron Tattersall, Ralph Vuoncino, Domenico Fusco. Alternate: Paul Gorga, Chairman George Van Dyk

Mr. Faasse asks that certificate copies be sent to the Boro Clerk.

Discussion

Mr. Faasse reports that we have received a trial notice for the Segreto case.

A motion was made by Ron Tattersall to approve the 2018 meeting dates.

Jan 4, Feb 1, March 1, April 5, May 3, June 7, July 12, August 2, Sept. 6, Oct 4, Nov 1, Dec 6 2018.

Seconded by: *Domenico Fusco*

Roll call to approve: *All*

ADJOURNMENT:

Motion to adjourn meeting was made by: William De Block

Seconded by: Valdo Panzera

Roll call to approve: all

Chairman declares this meeting duly adjourned at: 8:15

Secretary, Jeanne Fondacaro

George Van Dyk, **Chairman**

