

MINUTES OF THE SADDLE RIVER ZONING BOARD OF ADJUSTMENT
HELD: WEDNESDAY JULY 18, 2012 at 7:00P.M., MUNICIPAL BUILDING

PRESENT: Vice Chairman Montana, Board Members Dowden, Perrin, Raia, Nazzaro Alt. #1, Laurite Alt. #2, Council Representative Toomey, Attorney David Rutherford

ABSENT: Chairman Petrocine, Board Member Cohen

SUNSHINE LAW: Vice Chairman Montana stated: "I have been informed by the Clerk that adequate notice has been provided by mailing a notice to The Ridgewood News and The Record on December 23, 2011 and by posting a notice in the Office of the Borough Clerk and on the Borough website."

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion was made to approve the June 20, 2012 minutes by Board Member Nazzaro
Second by Board Member Dowden
Roll Call Vote: AYES: Unanimous

APPLICATIONS:

**Blk 1609 Lot 5
24 Dater Lane
Senta Junkers
Construct one story additions to the rear and
front of the existing dwelling & generator
encroach in required front yard setback**

Attorney Bruce Whitaker, McDonnell Whitaker, LLC, Ramsey, NJ represented the applicant and explained the application in detail. He explained that this property is undersized and the proposed addition is very modest. A C-1 variance is being sought as the property is unique and the dwelling is not located in the center of the lot. The installation of a generator along with the front and rear additions will encroach into the front yard setback.

At this time, John Guadagnoli, Architect, Glen Ridge, NJ was sworn in and qualified as an expert witness.

Attorney Whitaker asked Mr. Guadagnoli to review his architectural rendering, marked Exhibit A-1. He outlined the current conditions on the property stating that the dwelling is currently a one story ranch style home, with three small bedrooms and one bathroom. The addition in the front of the dwelling will include covering an existing space to create a small foyer. The façade on the rear addition will match the existing home and include new windows, new siding and new roofing.

Borough Engineer Martin Spence prepared a report on this application dated July 17, 2012 and he reviewed this report at this time, outlining the three variances being sought.

The new addition to the west encroaches into both the front and side yard setbacks, the new addition in the front encroaches into the front yard setback as well, and the proposed generator installation will also encroach in the front yard setback.

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Mr. Spence asked about the size of the generator and Mr. Guadgnoli stated that the home owner will purchase the smallest possible equipment to meet his needs.

Board Member Dowden asked about the necessary distance from the generator to the side of the dwelling and this was addressed.

Board Member Raia stated that he had a concern with the generator located in the front of the house and the noise level; alternative locations for the generator were discussed.

Board Member Nazzaro asked about the size and shape of the generator that the home owner was installing and also suggested having it moved closer to the house.

Borough Engineer Spence suggested moving the generator to the rear of the driveway, in light of all of the excavating that will be taking place on the property, and it would then be within the setbacks and eliminate a variance.

Attorney Rutherford outlined the proposed contents of the resolution regarding this application as follows:

The application would be approved as presented for the addition to the rear of the property and the front entrance. The applicant must comply with the following as outlined in Mr. Spence's report:

- Provide locations for existing septic system and well. Any conflicts with the locations or Code shall necessitate new systems
- Identify any tree removals required as part of the improvements
- On-site drainage shall be required for the increase in impervious coverage
- Provide soil erosion and sediment control measures

A condition of the approval would be a submission of a revised plan to include generator specifications and location to be behind the southerly rear wall of the house.

A motion to **approve** the Junkers application was offered by Board Member Kakaty

Seconded by Board Member Perrin

Roll Call Vote: AYES, Unanimous

MEMORIALIZING RESOLUTION (S):

At this time, Attorney Rutherford gave an overview of this resolution to the Board.

**ZBA 09-12 Blk 1105 Lot 54
44 Ackerman Road
Kwon/Wishik
Seeking approval for pre existing driveway
and new driveway improvements
APPROVED**

A motion to **approve** the Kwon/Wishnik resolution was offered by Board Member Nazzaro
Second by Board Member Laurite
Roll Call Vote: AYES, Unanimous

At this time, Attorney Rutherford gave an overview of this resolution to the Board.

**ZBA 10-12 Blk 1802 Lot 8
71 West Saddle River Road
Michael & Jennifer Trepicchio
Requesting: a vestibule addition to the
existing dwelling, a/c pads into the required
25' non disturbance area; proposed improved
lot coverage exceeds the maximum
allowable.
APPROVED**

A motion to **approve** the Trepicchio resolution was offered by Board Member Nazzaro
Second by Board Member Laurite
Roll Call Vote: AYES, Unanimous

At this time, Attorney Rutherford gave an overview of this resolution to the Board.

**ZBA 11-12 Blk 2003 Lot 42
26 East Saddle River Road
Richard Duchnowski
Proposed generator encroaches into
the required side yard setback
APPROVED**

A motion to **approve** the Duchnowski resolution was offered by Board Member Nazzaro
Second by Board Member Laurite
Roll Call Vote: AYES, Unanimous

COMMUNICATIONS:

OLD BUSINESS:

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NEW BUSINESS: Vice Chairman Montana stated that the Zoning Board of Adjustment meeting scheduled for August 15, 2012 will be cancelled, unless any matters may arise requiring the Board to meet.

ADJOURNMENT:

As there was no further business to discuss, a motion was made to adjourn and seconded.

Respectfully submitted,

Marie Elena Macari
Borough Clerk