

**MINUTES OF THE SADDLE RIVER ZONING BOARD OF ADJUSTMENT  
HELD: WEDNESDAY FEBRUARY 19, 2014 at 7:00P.M., MUNICIPAL BUILDING**

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**PRESENT:** Chairman Montana, Board Members, Kakaty, Nazzaro, Perrin, Laurite  
Attorney David Rutherford, Council Representative Toomey

**ABSENT:** Board Member Dowden, Raia, Rosato, Alt.#1, Mastriano, Alt. #2

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**SUNSHINE LAW:** 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, 2013 and 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 January 15, 2014 minutes by Board Member Nazzaro. Seconded by Board Member Perrin. Roll Call Vote: AYES: Unanimous

**MEMORIALIZING RESOLUTION (S):** There were none.

**APPLICATIONS:**                    **Blk 1502 Lot 32  
146 Chestnut Ridge Road  
James & Chris Viccaro  
Proposed addition does not comply with required  
50% combining side yard requirement. Proposed garage  
doors face the street, violation of the Code. Second floor  
garage must contain heated living space**

Steven Honig Esq., Honig & Honig, Waldwick, NJ represented the applicant and briefly explained the application at this time. He stated that the property is located directly across from the Saddle River Day School on Chestnut Ridge Road and is an oddly shaped lot.

At this time, Christine Viccaro, home owner, Michael Callori, Callori Architects, Leonia, NJ and Gene Rotunda, Rotunda Engineering, Saddle River, NJ were sworn in and qualified as expert witnesses.

Mr. Callori reiterated the location of the property; an aerial view of the surrounding area was marked Exhibit A-7. There are a significant amount of mature plantings in the front of the property and the driveway configuration includes a parking area as there is no parking on Chestnut Ridge Road. A panoramic view of the street view of the front of the property was marked Exhibit A-8 and Mr. Callori outlined this in detail at this time.

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The Board was in receipt of Exhibits A1-A6 and they were referenced as follows:

- Exhibit A-1 Basement Foundation Floor Plan
- Exhibit A-2 First Floor Plan
- Exhibit A-3 Second Floor Plan
- Exhibit A-4 Roof Plan
- Exhibit A-5 Right Side Elevation
- Exhibit A-6 Left Side Elevation

Mr. Callori briefly explained these exhibits, stating that the applicant wishes to add space to both the first and second floor of the existing dwelling as it is currently not sufficient for their family.

A color rendition of the front elevation was marked Exhibit A-9; Mr. Callori stated that it details the design of the front of the home.

The application also includes front facing garage doors on the north side of the property and this was addressed. The location of the garages creates a courtyard setting with an adjacent greenhouse. He reiterated that the front of the property is densely landscaped and is not visible from the roadway and provides no impact to neighboring properties.

Mr. Rotunda, who was qualified as both an engineer and planner, referred to the site plan which was marked as Exhibit A-10 at this time.

The applicant is seeking two variances; front facing garage doors and a minimum of 50% combined side yards not in compliance. Mr. Rotunda addressed the side yard variance and stated that the property narrows by almost 60 feet, necessitating this variance. There is also a greenhouse on the property, which currently encroaches further into the side yard than the proposed garage. Mr. Rotunda reiterated that, by permitting the front facing garage doors, the need to reconfigure the driveway is eliminated. He further stated that there is no need for any tree removal and a storm water management plan is included in the application. Both the building and impervious coverages are compliant and Mr. Rotunda stated he did not feel that the granting of both variances being sought would be a detriment.

Martin Spence, Borough Engineer was sworn in at this time. He prepared a report regarding this application, dated February 18, 2014, and reviewed this report at this time. The septic needs to be increased in size and relocated, which are included in the submitted plans.

Board Member Kakaty asked about reconfiguring the driveway in order to eliminate the front facing garage doors and Mr. Spence stated that there is ample room to do this if the structure was moved slightly.

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Board Member Perrin asked about the need for guest parking and Mr. Callori reiterated that street parking is not an option, facilitating the need for more space on the driveway for parking.

Board Member Nazarro stated that the landscaping is sufficient in the front of the property to effectively screen the proposed front facing garage doors.

Chairman Montana stated that he does not feel that the C-2 variance being sought for the front facing garage doors has merit as the applicant has 2.3 acres to work with and could easily modify the plan. He commended Mr. Callori for his rendering of a beautiful home but reiterated that the garage doors should be re-configured.

Attorney Honig asked the Board to consider only the C-1 variance for the combined side yards; the C-2 variance for the garage doors would be eliminated.

Attorney Rutherford stated that a new rendering of the modified garage plan should be presented as well as any landscaping that would need to be removed and/or installed at the March 19, 2014 meeting of the Zoning Board of Adjustment.

He further stated that he will have a resolution prepared and ready for adoption next month, assuming both the Board and Scott Levy, the Borough Landscape Architect, are satisfied with the revised submittals. All were in agreement that this would be the course of action and the application would be carried to the March 19, 2014 meeting.

**OLD BUSINESS:** Attorney Rutherford stated that the Board is in receipt of the 2013 Annual Report which will be submitted to the Mayor and Council upon approval.

A motion to approve the 2013 Annual Report of the Zoning Board of Adjustment was offered by Board Member Kakaty. Seconded by Board Member Laurite.  
Roll Call Vote: AYES, Unanimous

**NEW BUSINESS:**

**ADJOURNMENT:**

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

Respectfully submitted,

Marie Elena Macari  
Borough Clerk

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