

**MINUTES OF THE SADDLE RIVER ZONING BOARD OF ADJUSTMENT
HELD: WEDNESDAY OCTOBER 15, 2014 at 7:00P.M., MUNICIPAL BUILDING**

PRESENT: Chairman Montana, Board Members Dowden, Kakaty, Laurite, Nazzaro, Raia, Mastriano, Alt. #2, Attorney David Rutherford, Borough Clerk Macari Council Representative Toomey,

ABSENT: Board Members Perrin,

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 September 17, 2014 by Board Member Dowden. Seconded by Board Member Nazzaro. Roll Call Vote: AYES: Unanimous

MEMORIALIZING RESOLUTION (S):

ZBA-11-14

**Blk. 2003 Lot 3
16 Old Woods Road
Robert Sivori
Construct a patio with a fire pit
And seating walls encroach into the required
Rear yard setback
APPROVED**

Attorney Rutherford gave an overview of this resolution at this time.

A motion to **approve** the Sivori resolution was offered by Board Member Nazzaro. Seconded by Board Member Laurite
Roll Call Vote: AYES: Unanimous

ZBA-12-14

**Blk. 1702 Lot 37
One Tanbark Trail
Julia & Giovanni Pilosio
Construct addition/alteration, proposed garage
addition, covered front porch & second story
addition encroach into the required front yard
setback
APPROVED**

Attorney Rutherford gave an overview of this resolution at this time.

A motion to **approve** the Pilosio resolution was offered by Board Member Nazzaro. Seconded by Board Member Kakaty.
Roll Call Vote: AYES: Unanimous

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APPLICATIONS:

**Blk. 1701 Lot 34
21 North Church Road
Joseph Noun
Proposed entry and covered porch
encroach into front yard setback
APPROVED**

Attorney James Jaworski represented the applicant and explained the application in detail at this time. The property is approximately 1.32 acres and is rectangular in shape. The home encroaches into the front yard setback as constructed.

The proposed additions were outlined; they will increase the living space but the building height will remain the same.

At this time Tibor Latincsecs, PE, PP, Conklin Associates, Ramsey was accepted as an expert in the field of engineering. The plot plan dated August 20, 2014 was marked Exhibit A-1. Mr. Latincsecs, explained the property in detail, reiterating that the property is undersized at 1.32 acres; the neighboring properties are of similar size. There is a significant buffer of landscaping between the existing dwelling and the street. Four trees will need to be removed per the proposed plan.

At this time Borough Engineer Martin Spence and Borough Landscape Scott Levy were sworn in.

Mr. Spence prepared a report dated October 15, 2014 regarding this application and reviewed this at this time. He stated that the current front yard setback at the east "bump-out" is 114.7' where 125' is required from the centerline. The west side construction currently is setback further than the 125' where the proposed porch/entry way encroaches into the front yard setback 114.7 feet to the centerline of the road, necessitating a 10.3 foot front yard setback.

Additionally, the proposed building coverage is 2,859 square feet or 5.0%, where 7% maximum is permitted. Final improved lot coverage is 6,935 square feet or 12.0% where 20% maximum is permitted. The proposed improvements increase the coverages only slightly.

Based on the proposed improvements, anew septic system will be necessary, which is currently under construction on the property. Mr. Spence further stated that the dimension of the seepage pit must be shown on the plan.

Mr. Levy addressed the landscaping on the property and reiterated that four trees would have to be removed, per the plan. He further stated that the proposed arbor vitae shown on the landscaping plan were not the best choice, given the characteristics of the property, and requested that another species of evergreen planting be installed.

OPEN TO THE PUBLIC: No one wished to be heard.

All Board members were in agreement that this application was de minimus and all members were in favor.

Attorney Rutherford outlined the parameters of the resolution at this time.

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A motion to **approve** the Noun application was offered by Board Member Nazzaro.
Seconded by Board Member Kakaty
Roll Call Vote: AYES, Unanimous

OLD BUSINESS:

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