

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

---

**PRESENT:** Chairman Montana, Board Members, Kakaty, Laurite, Nazzaro, Perrin, Raia, Rosato, Alt.#1, Mastriano, Alt. #2, Attorney David Rutherford, Council Representative Toomey

**ABSENT:** Board Member Dowden

---

**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 February 19, 2014 minutes by Board Member Nazzaro. Seconded by Board Member Perrin. Roll Call Vote: AYES: Unanimous

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

**APPLICATIONS:** (cont.) **Blk 1502 Lot 32  
146 Chestnut Ridge Road  
James & Chris Viccaro  
Proposed addition does not comply with required  
50% combining side yard requirement. 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 applicant was before the Board last month and is returning with an amended plan, eliminating front facing garage doors, consequently eliminating the need for a variance.

Michael Callori, Callori Architects, Leonia, NJ was sworn in and qualified as an expert witness.

Attorney Honig asked Mr. Callori to explain the modifications to the plan and he did so in detail, stressing that the most significant revision is rotating the garage 90 degrees so that the garage doors face the North (side yard) and not the street. The rotation of the garage structure has also increased the setback distance from the side lot line, slightly decreasing the variance request for combined side yards. Additionally, he reiterated that this is an oddly shaped lot, with no permissible street parking and very mature plantings in the front.

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

---

Martin Spence, Borough Engineer and Scott Levy, Borough Landscape Architect were sworn in at this time.

Mr. Spence stated that he prepared a report dated March 18, 2014, and reviewed this report at this time. The minimum of 50% combined side yards does not comply, necessitating a variance. He further stated that, by rotating the garage 90 degrees, it has made the garage access awkward and may require multiple turns to enter the garages. The design engineer has determined that a small passenger vehicle would make the turn into the proposed easterly garage without maneuvering but the westerly door would require a small k-turn.

Additionally, the property has existing structures that are shown to remain that do not comply with current zoning requirements.

Mr. Levy stated that the landscape plan that was submitted is not sufficient as it is not specific enough and should be enhanced with evergreens in the non-disturbance zone. He addressed existing landscaping on the property.

Chairman Montana stated that he feels that, since the property is irregular and the applicant has removed the need for the front facing garage door variance, he has no problem with the amended application.

Attorney Rutherford stated that, if the Board saw fit to approve the revised application, they could adopt the resolution as well. The resolution will be revised to address conditions presented in Mr. Spence's report as well as the enhancement of the landscaping in the non-disturbance zone.

A motion to approve the Viccaro application as well as memorialize the revised resolution was offered by Board Member Raia. Seconded by Board Member Perrin. Roll Call Vote: AYES, Unanimous

**Resolution ZBA-07-14 was both approved and memorialized in one motion.**

**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