

**MINUTES OF THE SADDLE RIVER ZONING BOARD OF ADJUSTMENT
HELD: WEDNESDAY JANUARY 21, 2015 at 7:00P.M., MUNICIPAL BUILDING**

PRESENT: Chairman Montana, Board Members Dowden, Kakaty, Nazzaro, Perrin, Laurite, Raia, Trobiano, Alt. #2, Attorney David Rutherford, Council Representative Kerner

ABSENT: Board Member Mastriano, Alt. #1

SUNSHINE LAW: Chairman Montana stated: "I have been informed by the Clerk that adequate notice has been provided by mailing a notice to The Herald News and The Record on December 31, 2014 and posting a notice in the Office of the Borough Clerk and on the Borough website."

PLEDGE OF ALLEGIANCE

ADMINISTER OATH OF OFFICE: At this time, Attorney Rutherford stated that both Chairman Montana and Vice Chairman Kakaty will be sworn in for a four year term; Alternate Member #2 Trobiano will be sworn in for a two year term. All three members of the Zoning Board of Adjustment were sworn in at this time.

ELECTION OF OFFICERS:

George Kakaty: Vice Chairman

**Offered by Chairman Montana
Seconded by Board Member Dowden**

John Montana: Chairman

**Offered by Board Member Kakaty
Seconded by Board Member Dowden**

**Appointment of Secretary:
Marie Elena Macari**

**Offered by Chairman Montana
Seconded by Board Member Laurite**

**Appointment of ZBA Attorney:
Rutherford, Esq.**

**ZBA 01-15 Offered by Chairman Montana
Seconded by Board Member Raia**

**Appointment/Retaining of
Borough Engineer: Martin Spence**

**ZBA 02-15 Offered by Vice Ch. Kakaty
Seconded by Board Member Perrin**

**Appointment & Retaining of
Borough Landscape Architect:
Scott Levy**

**ZBA 03-15 Offered by Board Member Nazzaro
Seconded by Board Member Raia**

Establishment of Mtg. Dates:

**ZBA 04-15 Offered by Board Member Perrin
Seconded by Board Member Nazzaro**

Establishment of Zoning Fees:

**ZBA 05-15 Offered by Board Member Laurite
Seconded by Board Member Nazzaro**

Adoption of 2015 By-Laws

**Motion Offered by Board Member Nazzaro
Seconded by Board Member Perrin**

ROLL CALL VOTE: AYES, Unanimous

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APPROVAL OF MINUTES

A motion was made to approve the December 17, 2014 minutes by Board Member Nazzaro. Seconded by Board Member Laurite
Roll Call Vote: AYES: Unanimous

MEMORIALIZING RESOLUTION (S):

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

**ZBA-06-15 Blk.1902 Lots 8 & 36
23 West Church Road
Dun Liang
Merge lots 8 & 36, raise the roof on a portion
of dwelling and reconstruct larger dormer.
Merged lots will exceed maximum allowable
Percentage
APPROVED**

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

**ZBA-07-15 Blk. 1701 Lot 30
79 Chestnut Ridge Road
Lou Mastriano
Fire pit and patio as indicated on final
as- built constructed within the required
rear and front yard setback
DENIED**

A motion to **deny** the Mastriano resolution was offered by Board Member Dowden. Seconded by Board Member Kakaty
Roll Call Vote: AYES: Unanimous

OLD BUSINESS:

NEW BUSINESS: Attorney Rutherford stated that he distributed the 2014 Annual Report for the Board's review.

A motion to accept the 2014 Annual Report as written was offered by Board Member Kakaty
Seconded by Board Member Nazzaro
Roll Call Vote: AYES, Unanimous

ADJOURNMENT:

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

Respectfully submitted,

Marie Elena Macari
Borough Clerk