

**MINUTES OF THE SADDLE RIVER ZONING BOARD OF ADJUSTMENT
HELD: WEDNESDAY JULY 15, 2015 at 7:00P.M., MUNICIPAL BUILDING**

PRESENT: Chairman Montana, Board Members Dowden, Kakaty, Nazzaro, Laurite, Raia, Mastriano, Alt. #1, Trobiano, Alt. #2, Attorney David Rutherford, Council Representative Kerner, Municipal Clerk Macari

ABSENT: Board Member 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 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

APPROVAL OF MINUTES

A motion was made to approve the June 17, 2015 minutes by Board Member Kakaty. Seconded by Board Member Nazzaro.

Roll Call Vote: AYES: Unanimous

MEMORIALIZING RESOLUTION (S):

ZBA-11-15

**Blk 1105 Lot 35
224 East Saddle River Road
Mr. & Mrs. Balian
Construct two story additions to existing dwelling, covered patio, work encroaches into side yard setback
APPROVED**

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

A motion to **approve** the Balian resolution was offered by Board Member Dowden. Seconded by Board Member Nazzaro

Roll Call Vote: AYES: Unanimous

APPLICATIONS: Continued...

ZBA-12-15

**Blk 1102 Lot 3
271 East Saddle River Road
Mr. & Mrs. Mininni (Choudhary)
Construct two story addition with deck, driveway expansion and retaining walls
APPROVED**

Attorney Rutherford stated that the applicant was instructed to prepare a revised plan indicating all lot coverage reductions that were discussed at the prior Zoning Board of Adjustment Meeting. He further stated that the required plan, dated June 24, 2015 has been submitted indicating that the impervious coverage was reduced to 20.81% from 22.49% originally proposed.

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Robert Weissman, PE, Weissman Engineering, Midland Park, NJ was previously sworn in. He explained the revised plan in detail, explaining the reductions in lot coverages.

Martin Spence, Borough Engineer stated that he reviewed the reductions, which includes parts of the driveway, walkways and walls and they are sufficient.

Scott Levy, Borough Landscape Architect stated that he would like to insure that adequate tree protection is in place prior to any construction.

Board Member Dowden asked how much lot coverage could be further reduced if the driveway was modified to be symmetrical. Robert Weissman addressed this and stated that it could reduce the coverage by 300 square feet.

Board Member Kakaty asked for clarification on the driveway reduction and Martin Spence explained this in detail at this time.

Attorney Rutherford gave an overview of the resolution at this time, adding provisions for tree protection. He further stated that this resolution will be adopted at this time.

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

**Blk 2101 Lot 27
277 Mill Road
Mr. Richard Naramore
Construct an addition to expand 2nd floor bathroom
Lot is pre-existing non-confirming; existing
structure encroaches into the required front yard
and side yard setbacks as well as the 25' non
disturbance zone. Expansion would create a further
encroachment etc.
APPROVED**

Mr. Richard Naramore stated that he is the home owner and has lived there for two years. He has done a renovation on the first floor which did not require a variance. He is constructing a second floor addition to the existing dwelling to accommodate a bathroom renovation. The lot is undersized at .85 acres

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

Mr. Spence stated that he prepared a report dated July 14, 2015 and he explained this report in detail. He reiterated that the lot is undersized and any work would require a variance. This application is proposing a vertical projection on the second floor addition, with no horizontal projection necessary.

Mr. Levy stated that there would not be any aesthetic detriments to this addition.

All Board members were in agreement that the proposed application was acceptable, based on the property constraints.

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Attorney Rutherford gave an overview of the resolution at this time, stating that the only condition that will be added is that the applicant will be required to minimize the impact in the non-disturbance zone during construction and work with Mr. Levy to accomplish that objective.

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

OPEN TO THE PUBLIC:

OLD BUSINESS: Chairman Montana reminded everyone that the Zoning Board of Adjustment does not meet in August.

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