

MINUTES OF THE SADDLE RIVER ZONING BOARD OF ADJUSTMENT
HELD: WEDNESDAY DECEMBER 14, 2011 at 7:00P.M., MUNICIPAL BUILDING

PRESENT: Chairman Petrocine, Board Members Cohen, Montana, Raia, Nazzaro. Alt. #2,
Attorney David Rutherford

ABSENT: Board Members Kakaty, Dowden, Gatto, Alt. #1

SUNSHINE LAW: Chairman Petrocine 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 27, 2010 and posting a notice in the Office of the Borough Clerk."

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion was made to approve the November 16, 2011 minutes by Board Member Cohen.
Seconded by Board Member Nazzaro
Roll Call Vote: AYES: Unanimous

MEMORIALIZING RESOLUTION (S):

At this time, Attorney Rutherford gave an overview of this resolution to the Board.

**ZBA 18-11 Blk. 1402 Lot 42
22 Bayberry Drive
William & Elaine Hooks
Permit existing water feature and patio to
remain in current location which encroaches
into rear yard set back
APPROVED**

A motion to **approve** the Hooks resolution was offered by Board Member Nazzaro
Seconded by Board Member Cohen
Roll Call Vote: AYES, Unanimous

At this time, Attorney Rutherford gave an overview of this resolution to the Board.

**ZBA 19-11 Blk. 1801 Lot 30
62 West Saddle River Road
Alexandra & Gleb Khorover
Existing single family home, the proposed side
yard and new second story, front steps,
and pergola encroach into the side and front yard
setback
APPROVED**

A motion to **approve** the Khorover resolution was offered by Board Member Montana
Seconded by Board Member Raia
Roll Call Vote: AYES, Unanimous

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At this time, Attorney Rutherford gave an overview of this resolution to the Board.

**ZBA 20-11 Blk. 1303 Lot 15
64 Stony Ridge Road
Stoney Ridge Partners, LLC
Requesting variance to have A/C
units and generator remain but encroach into
side yard set backs
APPROVED**

A motion to **approve** the Stoney Ridge Partners, LLC resolution was offered by Board Member Nazzaro. Seconded by Board Member Raia
Roll Call Vote: AYES, Unanimous

APPLICATIONS: There were none.

COMMUNICATIONS:

OLD BUSINESS: Council Representative Toomey stated that the amendments to the zoning ordinances, which Board members have reviewed, will be adopted by the Mayor and Council at their Regular Meeting on December 19, 2011. He encouraged the Board to address these amendments at this time. Board Member Nazzaro made an inquiry about permitted uses pertaining to recreational uses and storage uses. Board Member Montana asked about corner lots and the setbacks that apply in these situations and this was discussed in detail at this time. Mr. Toomey also stated that there will be more amendments to other zoning ordinances moving forward. Attorney Rutherford stated that he would include some of this information in his annual report for the Zoning Board of Adjustment.

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

F/nwwp/zoning/dec.11