

MINUTES OF THE SADDLE RIVER ZONING BOARD OF ADJUSTMENT  
HELD: WEDNESDAY SEPTEMBER 15, 2010 at 7:30P.M., MUNICIPAL BUILDING

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**PRESENT:** Chairman Petrocine, Board Members, Dowden, Montana, Perrin, Kakaty, Raia, Gatto, Alt. #1. Attorney David Rutherford

**ABSENT:** Board Member Cohen

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**SUNSHINE LAW:** Board 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 26, 2009 and posting a notice in the Office of the Borough Clerk."

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

A motion was made to approve the minutes of the Special Meeting of June 30, 2010 and the regular meeting of July 21, 2010 by Board Member Montana. Seconded by Board Member Gatto.  
Roll Call Vote: AYES: Unanimous

**MEMORIALIZING RESOLUTION (S):**

**ZBA 16-10**

**Blk. 1807 Lot 25  
6 Stonewall Road  
Adam Grossman  
Requesting for variance relief to expand  
Residential dwelling  
APPROVED**

At this time, Attorney Rutherford gave an overview of this resolution to the Board. There were revisions to the plan and the applicant's attorney, John Lamb, submitted a letter to the Board outlining these revisions. Attorney Rutherford asked Mr. Lamb to review the revisions with the Board and he did so in detail at this time. The lot coverage was decreased due to modifications to a patio. Attorney Rutherford explained to the Board that the resolution was prepared with the rider, prepared by Mr. Lamb, attached outlining the aforementioned changes. He further stated that the plans will be subject to Borough Engineer Martin Spence's approval and a copy will be submitted to John Scialla, Building Inspector. Additionally, the plans will be incorporated into a supplemental resolution which he will draft.

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

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**APPLICATIONS**

**Blk. 1802 Lot17.02  
29 Lower Cross Road  
Daniel Turano  
Requesting variance relief for gazebo  
And ponds constructed without approvals or**

**permits**

**CARRIED**

This application was carried as the applicant did not properly notice; the notice failed to detail the nature of the variances being sought.

**COMMUNICATIONS:**

**OLD BUSINESS:** Board Member Montana inquired about the Barbieri litigation and Attorney Rutherford stated that there is nothing to report at this time.

Board Member Montana asked Council liaison Toomey about the amendment to the zoning ordinance to reflect the inclusion of eaves and overhangs in building coverage calculations and Attorney Rutherford stated that he has been working on drafting this amendment. The Zoning Board was in agreement that this should be included and Council liaison Toomey stated that he was hopeful that it would be further discussed at the Regular meeting of the Mayor and Council.

**OPEN TO THE PUBLIC:** Patty Nazzaro asked if gutters were included in the eave and overhang calculation, based on the ordinance revision. She was informed that gutters are to be included.

**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

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Nwww/zoning/minsept10