

**BOROUGH OF NORTH HALEDON
ZONING BOARD OF ADJUSTMENT
MINUTES**

June 14, 2017

Chairman Van Dyk called the Regular Meeting to Order and read the Open Public Meetings Act Statement

STATEMENT: This regular meeting is called pursuant to the provisions of the open public meetings law. This regular meeting June 14, 2017, was advertised in the North Jersey Herald & News and the Hawthorne Press on June 1, 2017, and was posted on the bulletin board on the same date and will remain posted as the required notice under the Statute.

In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk for inspection.

Proper notice having been given, this regular June 2017, meeting of North Haledon Board of Adjustments is hereby called to order and the secretary is directed to include this statement in the minutes of the meeting.

ROLL CALL: **Chairman George Van Dyk** yes
 William De Block yes
 Ron Tattersall yes
 Anthony Vaccaro no
 Ralph Vuoncino no
 Richard Scrofani no
 Domenico Fusco yes
Alternates: Paul Gorga no
 Valdo Panzera no
 Attorney: Ralph Faasse yes
 Council: Donna Pugliese no
 Zoning Review Officer: James Booth no
 Zoning Board Secretary: Jeanne Fondacaro yes

**APPROVAL OF PRIOR MINUTES:
May 4, 2017**

A motion was made by: William De Block to approve minutes with the addition of “the applicant needs to supply the ad or start over and proof was provided.” And the blacktop was on the right side.

Seconded by: Ron Tattersall **Roll call to approve:** all

NEW BUSINESS

NONE

OLD BUSINESS

Application# 1026

RE: proposed monopole

New Cingular Wireless PCS, LLC (Applicant)
15 East Midland Avenue, Paramus, NJ 07652
High Mountain Road Realty Group, LLP (Owner)
5 Sicomac Road (a/k/a 15 Sicomac Road)
North Haledon, New Jersey 07508

Block: 70 Lot: 1 Zone: B-1

Anthony Vaccaro recused himself due to a conflict of interest.

Judy Fairweather Phinnis & Halpern New Cingular Wireless PSC, LLC (AT&T).

Robert Bracco , North Haledon Chief of Police, 103 Overlook Avenue, North Haledon
Is called to be questioned by Ms. Fairweather.

The public questions Chief Bracco:

- 1) Joann Angelucci -39 Sackerman Ave
- 2) Brian Fleisig -Fleisig Law Firm
- 3) Chris Gorga – 28 Mountainview Drive
- 4) Merryl Schmidt -27 Mountainview Drive
- 5) Joann Angelucci -39 Sackerman Ave

Appraiser, Mark W. Tinder, Tinder Associates 29 Somerset Street, Somerset, NJ gives
testimony regarding real estate values in reference to cell towers near properties

The public questions Mr. Tinder

- 1.) Michael Josephs – 54 Michele Court
- 2.) Chris Gorga -28 Mountainview Drive
- 3.) Brian Fleisig – Attorney
- 4.) Joann Angelucci – 39 Sackerman Ave

A recess is taken at 9:00. Board returns 9:07.

ROLL CALL: **Chairman George Van Dyk** yes
William De Block yes
Ron Tattersall yes
Anthony Vaccaro no
Ralph Vuoncino no
Richard Scrofani no
Domenico Fusco yes
Alternates: Paul Gorga no
Valdo Panzera no
Attorney: Ralph Faasse yes
Council: Donna Pugliese no
Zoning Review Officer: James Booth no
Zoning Board Secretary: Jeanne Fondacaro yes

- 5.) Jing Su – 32 Mountinview Drive
- 6.) Chris Gorga – 28 Mountainview Drive

A motion was made by Ron Tattersall to hold Application # 1026 to the August 3, 2017 meeting.
Seconded by: Domenico Fusco
Roll call to approve: all

RESOLUTIONS

RESOLUTION # 4-2017

Application# 1025

RE: 6' front setback for garage

Judith Kammerer

56 Walray Avenue

North Haledon, New Jersey 07508

Block: 24.02 **Lot:** 8.03 **Zone:** RA-3

A motion was made by William De Block to approve Resolution # 4-2017 as read.

Seconded by: Ron Tattersall

Roll call to approve: WDB, RT, DF, Chairman GVD

PRIVILEGE OF THE FLOOR

Chairman Van Dyk asks if anyone would like to speak. Seeing no one, the Privilege of the Floor is closed.

COMMUNICATION NONE

BILLS

An invoice was presented by Ralph Faasse for \$250 for a resolution writing.

A motion was made by: William De Block

Seconded by: Domenico Fusco

Roll call to approve: all

A bill was presented for The Hawthorne Press for \$ 17.16

A motion was made by William De Block to pay the bill when funds become available.

Seconded by: Ron Tattersall

Roll call to approve: all

Discussion

NONE

ADJOURNMENT:

Motion to adjourn meeting was made by: William De Block

Seconded by: Domenico Fusco

Roll call to approve: all

Chairman declares this meeting duly adjourned at: 9:42

Secretary, Jeanne Fondacaro

George Van Dyk, **Chairman**

