

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

March 2, 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 March 2, 2017, was included in a list of meeting notices advertised in the North Jersey Herald & News and the Hawthorne Press on January 26, 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 March 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 yes
Ralph Vuoncino yes
Richard Scrofani no
Domenico Fusco yes
Alternates: Paul Gorga yes
Valdo Panzera yes
Attorney: Ralph Faasse yes
Council: Donna Pugliese no
Zoning Review Officer: James Booth no
Zoning Board Secretary: Jeanne Fondacaro yes

Everyone that was present at the re-org meeting is present at the regular meeting.

APPROVAL OF PRIOR MINUTES:

**January 5, 2017 Re-organization Minutes
January 5, 2017 Regular Meeting Minutes
February 2, 2017 Regular Meeting Minutes (cancelled)**

A motion was made by: William De Block to approve minutes with a correction to two names.

Seconded by: Paul Gorga **Roll call to approve:** all

New Business

Application # 1024

RE: rear setback of 12.09'

Brian Sayler and Virginia De Mauro
48 Bensam Place
North Haledon, New Jersey 07508
Block: 66.03 Lot: 6 Zone: RA-2

Applicants are sworn in. The Applicants want to make a deck in their yard. The property needs a lot of work. They fixed inside the house and they want to fix up the outside now. There are currently two existing lights one the side and they will add one more standard light on the deck over the door. The Applicant is planning on planting a series of spring laurels along the back of the property line. They need a 12.09' variance. The wooden deck will have stairs on each of the sides. It comes off of the main dining area from the kitchen. The deck will be 12'x36.5' including the two sets of stairs.

A1 – a letter from a neighbor

Chairman Van Dyk asks opens the public portion. Seeing no one, he closes the public portion.

A motion is made by William De Block to approve Application #1024. There is a hardship due to it not being a deep property. The Applicants have marked on a survey where landscaping will be provided for privacy.

Seconded by: Ron Tattersall - adding to the motion that the border trees start at a minimum of 6'. The deck shall be no higher than 5.5' and 12'x36.5'

Roll Call to Approve: William De Block, Anthony Vaccaro, Ron Tattersall, Ralph Vuoncino, Domenico Fusco, Alternate: Valdo Panzera Chairman George Van Dyk

Old Business

NONE

RESOLUTIONS

NONE

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 for the BOA required course for Domenico Fusco for \$155.00. The bill was approved by the chairman and the Board will make a motion to approve the Chairman's action

An invoice for \$650 for the first quarterly retainer for Attorney Ralph Faasse

A motion was made by: William De Block

Seconded by: Valdo Panzera

Roll call to approve: all (D.F. abstain on his invoice.)

Discussion

Mr. Panzera asks about the legalities of height of trees planted close to the corner on a corner property, stating that can be a hazard.

Mr. Fusco has completed his BOA required course.

The Board discusses what needs to be included in the copies of the packets from the Applicant.

ADJOURNMENT:

Motion to adjourn meeting was made by: Valdo Panzera

Seconded by: Ron Tattersall

Roll call to approve: all

Chairman declares this meeting duly adjourned at: 8:30

Secretary, Jeanne Fondacaro

George Van Dyk, **Chairman**

