

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

**November 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 November 2, 2017, was 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 November 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 yes  
                                     Richard Scrofani- yes  
                                     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

**APPROVAL OF PRIOR MINUTES:  
October 5, 2017**

A motion was made by: William De Block to approve minutes with the addition of the variance listed for the height of the structure.

**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 Reality 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, Pinilis Halpern LLP, New Cingular Wireless PSC, LLC (AT&T).  
We have received an affidavit from Valdo Panzera and Rick Scrofani.

Chairman Van Dyk reminds the Board to consider the positive and negative criteria. He reminds the Board that health concerns, by law, cannot be considered. The deliberation is permitted to be heard by the public under the sunshine law.

A motion was made by William De Block to deny Application #1026. He believes that, although some gaps would be filled, not all gaps will be filled. He believes that this would be a gateway to more towers and additional variances. He believes that the Applicant has not explored enough options. It does not benefit the Boro. It violates the spirit and intent of the Boro of North Haledon's zoning codes and should be denied.

**Seconded by:** Ron Tattersall

Ralph Vuoncino discussed the technology needed in today's society. He noted that the residents that showed up did not complain of lack of coverage and no resident showed up to support the need. The subject of dropped calls came up however, it was not a distinct number. The Police Chief also expressed a need but did not say that this was a definite fix to the problem.

**Roll call to approve the motion:** William De Block, Ron Tattersall, Ralph Vuoncino, Rick Scrofani, Domenico Fusco, **Alternate:** Paul Gorga

**Roll call against the motion:** Chairman George Van Dyk

Transcript attached.

**RESOLUTIONS  
NONE**

**PRIVILEGE OF THE FLOOR**

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

***COMMUNICATION  
NONE***

**BILLS**

A motion is made by William DeBlock to pay an invoice for \$676.50 quarterly retainer as funds become available.

**Seconded by:** Ron Tattersall

**Roll call to approve:** William De Block, Ron Tattersall, Ralph Vuoncino, Ralph Vuoncino, Domenico Fusco. Alternate: Valdo Panzera, Chairman George Van Dyk

*Discussion*

*Mr. De Block asks if anything has been discussed regarding the impervious surface. Chairman Van Dyk replies no.*

*Mr. Faasse reports that Mr. Segreto is offering a post settlement agreement regarding the boundary line. He wants the trees kept up and if one dies, he wants it replaced. It may be settled on its own.*

**ADJOURNMENT:**

Motion to adjourn meeting was made by: William De Block

**Seconded by: Ron Tattersall**

**Roll call to approve: all**

Chairman declares this meeting duly adjourned at: 7:58

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**Secretary,** Jeanne Fondacaro

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George Van Dyk, **Chairman**

