

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

**May 4, 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 May 4, 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 May 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 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:**

**April 6, 2017**

A motion was made by: William De Block to approve minutes with a date and name correction.

Seconded by: Ron Tattersall Roll call to approve: all

***NEW BUSINESS***

***NONE***

***OLD BUSINESS***

**Application# 1025**

**RE: 6' front setback for garage**

Judith Kammerer & Elliot Case

56 Walray Avenue

North Haledon, New Jersey 07508

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

Applicants are sworn in. Lawrence Dykhouse Jr. 47 Orchard Street, Midland Park, NJ. Judith Kammerer 121 Richmond Road, West Milford, NJ. Kimberly Machado 76 Suncrest Ave, North Haledon, NJ. Mr. Case's name was added to the application. The tax accessor fixed the names that were incorrect on the tax forms. The proof of service and affidavit were provided for the neighbors within 200'. Proof was provided for the newspaper ad.

Mr. Dykhouse explains the front yard setback variance. It is a renovation with a few small additions. It is currently a story and a half cape. They want to widen the doorways and make the shower bigger to accommodate the elderly. They want to make it a 2 car garage. They will have a covered porch. They tried to make it conforming but were not able to.

A motion was made by Ron Tattersall to approve Application #1025 with no exterior lights on either side and the blacktop removed on the left.

**Seconded by: William De Block**

**Roll call to approve: WDB, RV, RT,RS, DF, Chairman GVD**

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

Ms. Fairweather will answer questions from the April Meeting. She will present 3 experts this evening including Mr. Panesco from the April meeting.

Mr. Faasse alerts Ms. Fairweather that his daughter-in-law has signed a petition against the Applicant. It will not change the way he gives legal advice. Mr. Scrofani's wife has also signed it.

Ms. Fairweather reminds Mr. Panesco that he is still under oath. Mr. Panesco answers the questions of dropped calls from the April meeting along with other information.

The public questions Mr. Penesco:

- 1) Merryl Schmidt -27 Mountainview Drive
- 2) Brian Fleisig -Fleisig Law Firm
- 3) Joann Angelucci -39 Sackerman Ave

Fact Expert Witness, Chris Taverna, Com-Ex Consultants 115 US Route 46 Mountain Lakes, NJ (engineering firm that did the plans). They went back to the site to tabulate the car traffic during the busiest time of the evening.

The public questions Mr. Taverna

- 1.) Joshua Reid 31 Mountainview Drive.

A recess is taken. Board returns 8:55

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 no

Valdo Panzera no

Attorney: Ralph Faasse yes

Council: Donna Pugliese no

Zoning Review Officer: James Booth no

Zoning Board Secretary: Jeanne Fondacaro yes

Mr. De Block works for the Chief of Police and believes it would be a conflict for him to testify based on the police department.

Expert witness, Jim Dowling of 299 Madison Avenue, Morristown, NJ is sworn in. He is a planner for Jacobs Engineering where he is the director of planning. He is a professional planner #33L100536400 expires 5/31/18. He show photo simulations of trees.

The public questions Mr. Dowling:

- 1) Brian Fleisig -Fleisig Law Firm on behalf of residents
- 1) Joshua Reid 31 Mountainview Drive
- 2) Merryl Schmitt 27 Mountainview Drive
- 3) Brian Fleisig -Fleisig Law Firm on behalf of residents
- 4) Joanne Angelucci -39 Sackerman Avenue

An appraiser will be at the meeting next month based on the packet submitted by the residents.

Mr. Panesco returns to answer questions from Mr. De Block.

A motion was made by William De Block to hold the meeting to the June 1, 2017 meeting.

**Seconded by:** Domenico Fusco

**Roll call to approve** WDB, RV, RT, RS, DF, Chairman GVD

**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 by Ralph Faasse for \$650 for the second quarter of 2017.

A motion was made by: William De Block

**Seconded by:** Ron Tattersall

**Roll call to approve:** all

***Discussion***

***NONE***

**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: 10:09**

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**Secretary, Jeanne Fondacaro**

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**George Van Dyk, Chairman**