

**Zoning Board of Adjustment  
Wednesday, September 10, 2014  
MINUTES**

**Michelle Austin Esq. Zoning Board Attorney**

**PRESENT** –Ron Black, Gary Esposito (Alternate), Victoria Pekerman, Al Ruhlmann, Eileen Chusid, John Evancho, Valerie Costa, Karen Glass, Mark Skerbetz.

**ABSENT:** Thomas Lawler, Robert Schlossberg, Anthony Arturi.

Meeting called to order by Acting Chairman Gary Esposito 8:00PM

**Flag Salute**

**Sunshine Statement**

**Open Public Meetings Act** – Adequate notice of this meeting has been provided by sending notices on December 17, 2013 to the Ridgewood News and on December 17, 2013 to the Bergen Record and by positioning on the bulletin board in the lobby of the Borough Hall and by filing notice of same with the Municipal Clerk. For safety sake I would like to remind all members of the public who are here that there are three emergency exits clearly marked one to my left, one to my right and then a rear exit behind you.

**NEW BUSINESS**

**2014-05 Daniel & Dana Andriano, 294 Jefferson Avenue, Block 505, Lot 7  
Approval for front yard setback**

Applicants are sworn in.

Acting Chairman reads letter of denial.

Daniel Andriano- We are doing a renovation on our house and wanted to have our front porch extended.

I would like to open to the public.

**OPEN TO THE PUBLIC**

## **CLOSE TO THE PUBLIC**

Ron Black makes a motion to accept, seconded by Valerie Costa

## **ROLL CALL**

Valerie Costa, Ron Black, Gary Esposito, Karen Glass – Vote yes.

Motion is approved.

## **2014-06 Adam Andrew, 150 Tenney Avenue, Block 407, Lot 11 – Approval for proposed height of fence in front yard.**

Applicant is sworn in.

Acting Chairman reads from letter of denial.

Adam Andrew – My neighbors on the corner already have fences above 3 feet in height and Bogert is a busy street. We have little privacy in the back yard and I own a dog and there are children walking to school in the morning and afternoon and safety was also a concern.

Mark Skerbetz – This is another application that is a corner lot.

Eileen Chusid – Would you consider lowering that fence by one foot along Bogert to maintain the Master Plan one of the major things is open space. I am talking about a 6 foot wall along Bogert Road it may not be esthetically pleasing to the town or keeping with the spirit of our Master Plan to maintain open space.

## **OPEN TO THE PUBLIC**

Eddie Brown, 687 Bogert I live across the street from the applicant. I want to support Mr. Andrew.

## **CLOSE TO THE PUBLIC**

Al Ruhlmann I will make a motion that application 2014-06 be approved as amended with the boro zoning officer, seconded by Ron Black.

## **ROLL CALL**

Valerie Costa, Ron Black, Gary Esposito, Karen Glass – All vote yes.

Motion is approved.

**2014-07 Jeff and Julia Lee, 178 Reservoir Avenue, Block 1209, Lot 46 – Approval for impervious surface.**

The applicants are sworn in.

Letter of denial is read.

Julia Lee – We would like to put a patio in the rear of the house. The house is a bit irregular in size and we want to put the patio where the concrete pathway already exists on the west side. We are going to try to make it flush. Our yard is smaller than usual.

Ron Black – What is the material going to be?

Mrs. Lee – Pavers

Mark Skerbetz – You have a path along that side of the property. The side yard property to the west is going inward from the street to the back.

**OPEN TO THE PUBLIC**

**CLOSED TO THE PUBLIC**

Al Ruhlmann makes a motion to approve the application, seconded by Valerie Costa.

**ROLL CALL**

Valerie Costa, Ron Black, Gary Esposito, Karen Glass, Al Ruhlmann– All vote yes.

Motion carries.

**MINUTES APPROVAL AUGUST 13, 2014**

**ROLL CALL**

Al Ruhlmann makes a motion to accept the minutes, seconded by Ron Black.

Al Ruhlmann, Ron Black, Gary Esposito, Victoria Pekerman, Eileen Chusid – All vote Yes.

Minutes are approved.

**MEMORIALIZATION OF RESOLUTION 2014-03 Deck**

**Michael & Annmarie Rudis, 938 Willow Avenue, Block 105, Lot 1 – impervious coverage.**

Ron Black – I will make a motion to approve 2014-03, seconded by Al Ruhlmann.

**ROLL CALL**

Al Ruhlmann, Ron Black, Gary Esposito, Victoria Pekerman, Eileen Chusid – All vote Yes.

**ADJOURNED 9:30PM**

Respectfully submitted by,

Marijane Brandau