

**Zoning Board of Adjustment
Wednesday February 13, 2013
MINUTES**

Michele Austin, Esq.

PRESENT: Peter Ng, Ron Black, Al Ruhlmann, Robert Schlossberg, Anthony Arturi, Gary Esposito, Karen Glass, Peter Ng, John Evancho, Mark Skerbetz Zoning Officer.

Absent: Mathew Clement, Valerie Costa, Robert Schlossberg, Tom Lawler

Peter Ng – Called the meeting to order at 8:00 PM

Flag Salute

Sunshine Statement

Open Public Meetings Act – Adequate notice of this meeting has been provided by sending notices on December 23, 2012 to the Ridgewood News and on December 23, 2012 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.

AGENDA

2013-01 Paul & Mary Quinn, 122 Webb Avenue, Construct new powder room, Block 403/Lot 7

Peter Ng – Swears in applicants & Reads from letter of Denial.

Mr. Quinn – I am extending an extra 3 feet one story on my side yard. I am not interfering with any of my neighbors.

Peter Ng – I see you have an assistant here.

Mr. Vassilios Cocoros, esq. 467 Syvan Avenue, Englewood Cliffs, NJ. Graduated NJIT 1992, Licensed in the state of New Jersey 1997, I mostly do residential work new and remodel. I have appeared before boards throughout Bergen County.

Mr. Vassilios Cocoros is sworn in. We are here for a small addition to an existing building. The building is located on the corner of Webb and Summit Avenues. The lot is irregular the lot is wider than deeper. The addition is to the west of the property.

Mr. Skerbetz – The mailing address in the tax records is on Summit Avenue, instead of Webb, which would not be subject to a variance. Corner lot the rear yard in this case using the address on the tax book is the rear yard or a 25 foot set-back.

Ron Black – On Page A2 that doesn't seem to be bumped out here.

Mr. Cocoros – May I approach. This was the line of the old house here and this is where it is coming out. The new addition is lining with the existing line of the house.

Peter Ng – If there are no further question I will close this portion and **OPEN TO THE PUBLIC.**

No one spoke out.

CLOSE TO THE PUBLIC AND OPEN TO THE BOARD.

Ron Black – I will make a motion to approve this application. Al Ruhlmann seconds the motion.

ROLL CALL VOTE

Ron Black, Peter Ng, Karen Glass, Al Ruhlmann, Tony Arturi, Gary Esposito, John Evancho – All vote yes.

Motion is approved.

Peter Ng – I am going to ask Michele to step out.

Peter Ng. – Lets go into private session.

Ron Black – I will make a motion that we go into private session, Gary Esposito seconds the motion.

Peter Ng – All in favor say Aye. All say Aye.

Peter Ng. – Turn the tape off.

Melvin R. Solomon, 140 Main Street, Hackensack, NJ is first applicant appearing before board.

Michele Austin second applicant.

Back on the record.

Ron Black – I would like to nominate Michele Austin, Al Ruhlmann seconds the motion.

ROLL CALL VOTE

Everyone raise their hands who are in favor of Michele.

Michele Austin continues.

Peter Ng – Marijane please notify the front desk of our decision.

APPROVAL OF THE MINUTES OF JANUARY 9, 2013.

ROLL CALL VOTE

Ron Black I will make a motion that we approve the minutes, seconded by Al Ruhlmann.

Ron Black, Peter Ng, Al Ruhlmann, Anthony Arturi, Gary Esposito, Karen Glass -- All vote yes.

MOTION TO ADJOURN 9:15PM

Ron Black I will make a motion to adjourn, seconded by Al Ruhlman.

ROLL CALL VOTE

All in favor say Aye. -- All say Aye

Respectfully submitted by,

Marijane Brandau