

WEST CALDWELL BOARD OF ADJUSTMENT PUBLIC MEETING MINUTES

January 8, 2015

A Public Meeting of the Board of Adjustment of the Township of West Caldwell was held on January 8, 2015 at 7:30 P.M. in the Municipal Building, 30 Clinton Road, West Caldwell, New Jersey. Vice Chairman Edward Malia opened the meeting and read the opening statement.

ROLL CALL

Members Present: Mr. Dolan, Mr. Adriaenssens, Mr. Rankin, Mr. Backfisch, Mr. Malia, Mr. Shannon, Mr. McDonnell and Mr. Shott.

Members Absent: None

Advisors Present: Larry I. Wiener, Esq. and Tamara E. Bross

REORGANIZATION MEETING

ELECTION OF OFFICERS

Mr. Malia called for and nominated Mr. Backfisch for Chairman for 2015. Mr. Dolan seconded the nomination. There were no other nominations and Mr. Backfisch was elected Chairman by a 6-0-1 vote, with an abstention by Mr. Backfisch.

Mr. Backfisch then became the presiding officer of the Board. Chairman Backfisch called for nominations for Vice Chairman. Mr. Backfisch nominated Mr. Malia as the Vice Chairman and Mr. Adriaenssens seconded the nomination. There were no other nominations for Vice Chairman and the nominations were closed. The nomination was approved 6-0-1, with an abstention by Mr. Malia.

Mr. Backfisch called for nominations for Secretary for 2015. Mr. Malia nominated Mrs. Tamara Bross as Secretary and Mr. Rankin seconded the nomination. There were no other nominations and nominations were closed. The nomination was approved 7-0.

Mr. Backfisch called for nominations for Assistant Secretary for 2015. Mr. Malia nominated Mrs. Mary Donovan as Assistant Secretary and Mr. Adriaenssens seconded the nomination. There were no other nominations and nominations were closed. The nomination was approved 7-0.

APPOINTMENT OF 2015 BOARD ATTORNEY

Mr. Backfisch called for nominations for Board Attorney. Mr. Malia moved that Mr. Larry Wiener be appointed Board Attorney for 2015. Ms. Bross noted that Mr. Wiener responded to the published RFP for 2015 Board of Adjustment Attorney and met all of the requirements. The nomination was seconded by Mr. Rankin. There were no other nominations and nominations were closed. The nomination was approved 7-0. Mr. Wiener was then sworn into office by Chairman Backfisch.

ADOPTION OF 2015 REGULAR MEETING SCHEDULE

The motion to adopt the 2015 regular meeting schedule was made by Mr. Malia and seconded by Mr. Adriaenssens and approved 7-0.

ADOPTION OF 2015 RULES AND REGULATIONS

A motion to adopt the 2015 Rules and Regulations with amendment made to ARTICLE VII Section 8; {fees paid not later than 10 days prior to the hearing} was made by Mr. Malia and seconded by Mr. Rankin. The motion was approved 7-0.

HEARINGS

Z14-18, Joseph Santangelo, 108 Ravine Avenue, Block 802, Lot 3 R-4 Zone

Seeks N.J.S.A. 40:55D-70 c variances for hot tub be placed 0' feet from dwelling where 10' is required, a site plan approval, side yard setback for driveway whereas minimum 5' is required, 1 foot is proposed. (Section 20-23.g), side yard setback for easterly side of dwelling whereas 9.9' exists where 10' is required (20-5.4), front yard setback for front steps whereas maximum of 4' is allowed (section 20-5.4c2), and 6' exists and patio installed exceeds maximum coverage of 30% (section 20-5.4).

Jack Dusinberre Esq. requested that the hearing be carried until our next scheduled meeting on February 5, 2015.

DISCUSSION BY BOARD

Memo prepared by Larry Weiner dated January 6, 2015 was discussed regarding lot coverage. Chairman Backfisch suggested the Board notify the Mayor and Council and the Planning Board that lot coverage variances have increased. He directed that a collected recommendation from the Board in the next few months be forwarded.

INVITATION FOR PUBLIC DISCUSSION

There were no comments or questions from the public.

ADJOURNMENT

The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Tamara E. Bross Board of Adjustment Secretary