

REORGANIZATION MEETING OF THE ZONING BOARD OF ADJUSTMENT

MINUTES

FEBRUARY 5, 2015

CALL TO ORDER: This is a regularly scheduled meeting of the Board of Adjustment of the Borough of Franklin Lakes. In compliance with the Open Public Meetings Law, Notification of this Meeting has been sent to our Official Newspapers and Notice has been posted on the bulletin board at the Borough Hall. I direct that this announcement be entered into the Minutes of the meeting.

ROLL CALL:

Present: Mr. DiFlora, Mrs. Gerber, Mr. Badenhausen, Mr. Frankel, Mr. Bavagnoli,
Mr. DeLorenzo Board Attorney Davies

Absent: Mr. Khoury, Mr. Messaros, Mr. Toronto, Board Engineer Tiberi

OATH OF OFFICE FOR REAPPOINTMENT

Mr. Davies administered the Oath of Office reappointing Richard Badenhausen and Joanne Gerber for four year terms as a member of the Zoning Board of Adjustment. The oath was administered by Mr. Davies to Anthony DeLorenzo as Alternate #2 for a one year term.

REORGANIZATIONAL MEETING

Election of Chairman, Vice Chairman and Secretary

Mr. Davies called for nominations for Chairman of the Board of Adjustment. Mrs. Gerber nominated Stephen DiFlora as Chairman, seconded by Mr. Badenhausen. Nominations were closed and after a roll call Mr. DiFlora is elected as Chairman for 2015.

Mr. Bavagnoli nominated Joanne Gerber as Vice Chairman, seconded by Mr. Frankel. The nominations were closed and after a roll call Mrs. Gerber is elected as Vice Chairman for 2015.

Mr. DiFlora nominated Robert Bavagnoli as Secretary, seconded by Mrs. Gerber. The nominations were closed and after a roll call Mr. Bavagnoli is elected as Secretary for 2015.

Appointment of Board Counsel

Mr. Bavagnoli made a motion to appoint the Davies Law Firm as Board Attorney for 2015, seconded by Mrs. Gerber. The nominations were closed and the Davies Law Firm is elected as Board Attorney for 2015.

Appointment of Board Engineer

Mr. Frankel made a motion to appoint Boswell Engineering as Board Engineer for 2015, seconded by Mr. Bavagnoli. The nominations were closed and Boswell Engineering is elected as Board Engineers for 2015.

Appointment of Board Clerk

Mr. Bavagnoli nominated Maria Berardi as Board Clerk, seconded by Mr. Frankel. The nominations were closed and Ms. Berardi is elected as Board Clerk for 2015.]

Motion of Official Newspapers

Mrs. Gerber made a motion to name the Bergen Record and Ridgewood News as the official newspaper of the Board for 2015, seconded by Mr. Frankel. There was no opposition.

Motion of 2012 Schedule of Meetings:

Mrs. Gerber made a motion to designate meetings nights as the first Thursday of each month, commencing at 8:00 PM. The July 2015 meeting date will be determined at a later date. The motion was seconded by Mr. Frankel.

MINUTES

The minutes of the meeting of December 4, 2014 were presented for approval. Mr. Frankel made a motion to approve the minutes as presented, seconded by Mrs. Gerber.

Roll Call Vote

Ayes: Mr. DiFlora, Mrs. Gerber, Mr. Badenhausen, Mr. Frankel

Nays: None

ORAL COMMUNICATIONS

Nick Vander Plaat, of Vander Plaat Funeral Home 530 High Mountain Road, read a letter stating that his service would like to add pet cremation. He gave this same letter to The Zoning Officer who indicated that there doesn't appear to be anything in the ordinance addressing pet cremation. After some discussion, Mr. Davies asked Mr. Vander Plaat to have the Construction Official contact him about this matter. The Board can continue to discuss this at the next meeting to determine whether or not a variance is needed. Mr. Vander Plaat was told that a construction permit would definitely be necessary in this case.

Frank Rossi, ??? Franklin Avenue, who is employed by Boswell Engineering, introduced himself and stated that he is proposing an addition to his home which will make the dwelling more consistent with the neighborhood. He proposes a 20 foot by 34 foot or 680 square foot addition. There will also be a second floor above which will contain a master bedroom and second bedroom. He also plans a 23 foot by 26 foot addition or 600 square foot addition to the garage. The garage would be 51 feet off of Franklin Avenue. He needs two variances which include a front yard variance for the porch and a side yard variance. Mr. DiFlora said that this seems to be a reasonable request that the Board can work with. Mr. Davies said that since Mr. Rossi is employed by Boswell Engineering there is a conflict of interest which means that the plans will have to be reviewed by another engineer. He is working to find another engineer who is familiar with Borough ordinances and who can do the review work in a timely fashion.

Mr. Frankel made a motion to adjourn the meeting at 8:47 P.M., seconded by Mr. Bavagnoli, all ayes.