

REORGANIZATION MEETING OF THE ZONING BOARD OF ADJUSTMENT

MINUTES OF THE MEETING

JANUARY 7, 2016

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.

Mr. Davies administered the Oath of Office to John Hunter for a two year term as Alternate #2, Zoning Board Member of the Zoning Board of Adjustment.

Mr. Bavagnoli administered the Oath of Office for a one year term to Robert Davies as Zoning Board Attorney.

ROLL CALL:

Present: Mrs. Gerber, Mr. Badenhausen, Mr. Messaros, Mr. Bavagnoli, Mr. Frankel,
Mr. DeLorenzo, Mr. Saracino, Mr. Hunter, Board Attorney Davies

Absent None

Mr. Davies announced that Mr. Khoury has resigned.

REORGANIZATIONAL MEETING

Election of Chairman, Vice Chairman and Secretary

Mr. Davies called for nominations for Chairman of the Board of Adjustment. Mrs. Gerber nominated Robert Bavagnoli as Chairman, seconded by Mr. Messaros. Nominations were closed and after a roll call Mr. Bavagnoli was elected as Chairman for 2016.

Mr. Bavagnoli nominated JoAnne Gerber as Vice Chairman, seconded by Mr. Frankel. The nominations were closed and after a roll call Mrs. Gerber was elected as Vice Chairman for 2016.

Mr. Bavagnoli nominated Mr. Saracino as Secretary, seconded by Mr. Frankel. The nominations were closed and after a roll call Mr. Saracino was elected as Secretary for 2016.

Appointment of Board Counsel

Mr. Frankel made a motion to appoint the Davies Law Firm as Board Attorney for 2016, seconded by Mr. Saracino. The nominations were closed and the Davies Law Firm was elected as Board Attorney for 2016.

Appointment of Board Engineer

Mr. Frankel made a motion to appoint Boswell Engineering as Board Engineer for 2016, seconded by Mr. Saracino. The nominations were closed and Boswell Engineering was elected as Board Engineers for 2016.

Appointment of Board Clerk

Mr. Saracino nominated Maria Berardi as Board Clerk, seconded by Mrs. Gerber. The nominations were closed and Mrs. Berardi was elected as Board Clerk for 2016.]

Motion of Official Newspapers

Mr. Frankel made a motion to name the Bergen Record and Ridgewood News as the official newspaper of the Board for 2016, seconded by Mr. Saracino. There was no opposition.

Motion of 2016 Schedule of Meetings:

Mr. Frankel made a motion to designate meetings nights as the first Thursday of each month, commencing at 7:30 PM. The motion was seconded by Mr. Saracino. There was no opposition and the meeting time was officially changed to 7:30 P.M.

REGULAR MEETING FOLLOWS THE ABOVE

BOARD OF ADJUSTMENT
MINUTES OF THE MEETING

January 7, 2016

FIRE SAFETY ANNOUNCEMENT - The fire exits are out the double doors, down the stairs and out the front door and the side exit door down the stairs and out the side door.

ORAL COMMUNICATIONS

No one came forward this evening.

NEW BUSINESS

Cal.#2015-8 Application of Rodriguez, 1115 Franklin Lake Road, Block 1201.02, Lot 5, Dimensional Variance which is in violation of the following Section of the Ordinance:

<u>TYPE</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>	<u>CODE</u>
Building Height Addition	40'	40'	42.9'	2.9'	300-102

Dock was to be removed or relocated as per resolution for the pool approval.

DATE DEEMED COMPLETE: September 16, 2015 DETERMINATION DATE: 1-14-16

MR. WHITAKER REQUESTED THAT THIS APPLICATION BE TAKEN OFF THE AGENDA AND SCHEDULED FOR THE 2-4-16 MEETING. HE HAS GIVEN THE BOARD A TIME EXTENSION TO 3-4-16.

Mr. Davies stated that Mr. Whitaker notified him at 2:45 P.M. today that he would like to have this application adjourned. He also granted an extension of time to March 4, 2016. Mr. Davies advised the Board to adjourn this application to February 4, 2016. Mrs. Gerber asked to have a copy of Mr. Whitaker's letter requesting that the application be carried, and all members indicated they would like to have a copy of the letter. Mr. Davies will furnish a copy to Board Members. There was also some correspondence from the Daughters of the American Revolution, and Mr. Davies said he has advised them to come to the meeting to present their information to the Board.

Mr. Frankel made a motion to carry this application to the February 4, 2016 meeting. Mr. Messaros seconded the motion.

Roll Call Vote

AYES: Mrs. Gerber, Mr. Badenhausen, Mr. Messaros, Mr. Bavagnoli, Mr. Frankel, Mr. DeLorenzo, Mr. Saracino, Mr. Hunter

NAYS: None

The February meeting will start at 8:00 P.M. because the notices were sent noting that time.

RESOLUTION

FLATIRON DEVELOPERS LLC BLOCK 2101.17 LOT 8 SLFLK-2837

Mr. Saracino made a motion to memorialize the resolution as amended, seconded by Mr. Messaros.

Roll Call Vote

AYES: Mrs. Gerber, Mr. Bavagnoli, Mr. Frankel, Mr. Messaros, Mr. DeLorenzo, Mr. Saracino

NAYS: None

MINUTES

The minutes of October 1, 2015, were presented for approval. Mr. Saracino made a motion to approve the minutes as amended, seconded by Mr. Messaros.

Roll Call Vote

AYES: Mrs. Gerber, Mr. Khoury, Mr. Bavagnoli, Mr. Frankel, Mr. Messaros, Mr. DeLorenzo,
Mr. Saracino

NAYS: None

Mr. Frankel made a motion to adjourn the meeting at 8:32 P.M., seconded by Mr. Badenhausen, all ayes.