

**BOROUGH OF WOODLAND PARK
BOARD OF ADJUSTMENT MINUTES
October 25, 2010**

MEETING CALLED TO ORDER AT 7:30 P.M. by Chairman Holloway.

OPEN PUBLIC MEETING LAW: THIS MEETING IS CALLED TO ORDER PURSUANT TO THE NEW JERSEY OPEN PUBLIC MEETING LAW, AND AS STATED IN NOTICES OF THE TIME, PLACE AND DATE PUBLICIZED IN ACCORDANCE WITH THE STATUTE. IT WAS INCLUDED IN A LIST OF MEETINGS FORWARDED TO THE HERALD NEWS AND THE RECORD AS REQUIRED NOTICES. IN ADDITION, THIS LIST HAS BEEN POSTED IN A PUBLIC PLACE BY THE BOROUGH CLERK, AND A COPY OF THIS HAS BEEN FILED IN HIS OFFICE FOR PUBLIC INSPECTION. PROPER NOTICE HAVING BEEN GIVEN, THIS MEETING IS CALLED TO ORDER AND THE CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THE MEETING.

MEMBERS IN ATTENDANCE: RUSSEL JUZDAN, GARY HOLLOWAY, PHILIP DICRISTINA, TRACY KALLERT, RUTH PATTERSON, TONY ORLANDO, AND VINNIE DECESARE

ALSO PRESENT – JOHN FIORELLO, BOARD ATTORNEY

FLAG SALUTE

A motion to approve the minutes of the September 27, 2010 meeting was made by Mr. Decesare, second by Ms. Kallert and approved.

RESOLUTIONS

DOCKET # 10-06 – L. MARULANDA & J.I. TORRES – 28 ROCKLAND AVE. – BLOCK 44 LOT 29 – BULK VARIANCE – Application is hereby denied by a vote 2-4.

DOCKET # 10-08 – 75 JACKSON AVE.,LLC – BUSH AVE. – BLOCK 42 LOT 36.01 – BULK VARIANCE – Application is hereby denied by a vote of 4 -2.

DOCKET # 10-11 – K. HADDOUCHE – 76 MARCELLUS AVE. – BLOCK 13 LOT 38 – BULK VARIANCE – Application is hereby denied by a vote of 6 – 0.

ORDER OF BUSINESS

DOCKET # 10-13 – B. VANDER VOORT – 4 RIDGEVIEW DR. – BLOCK 56.05 – LOT 1 – BULK VARIANCE

Bruce VanderVoort, applicant, was sworn in. He stated he is requesting a variance in order to build a family room addition to his home. He said his family comes to his home for

family functions and he needs more room. He parks his daughter's car in front of his neighbor's house because there is no room in his driveway for it. When he puts in the second driveway all of his cars will be off the street. He stated his home is on the corner so he needs a variance because it is considered to have two front yards. He is proposing 9' where a 20' front yard is required.

Mr. Juzdan asked if he would maintain the existing garage and add another one. Mr. Vander Voort said he would have a two car garage. Ms. Kallert asked if there would be a wall between the garages or if it would be one big garage. Mr. Vander Voort said there is going to be a wall between them and they would be two individual garages. Ms. Kallert asked if there would be an entrance to the house from the new garage. Mr. Vander Voort said no and the only entrance to the house would be from the existing garage that goes into his basement area and up to the first floor. He will not be extending his existing deck.

Chairman Holloway asked how long he has been a resident of the borough. Mr. VanderVoort said he has been a resident for 54 years. Chairman Holloway asked if the pool would remain. Mr. VanderVoort said yes. The addition will be on the Valley Rd. side of his home. He will be replanting some of the shrubs that were killed by a gas leak.

PUBLIC OPEN – CLOSED

A motion to approve was made by Mr. Juzdan, second by Ms. Patterson. Mr. Juzdan asked if there are any properties on either side that he could purchase to expand his property. Mr. Vander Voort said there is no property to buy. Mr. Fiorello asked what the dimensions of his lot were. Mr. VanderVoort said it is 60' X 102'. Mr. Fiorello asked if he knew what was required. Mr. VanderVoort said he did not. Mr. Fiorello said the requirement is 100' X 100' and 20' is required for the front/side yard. Mr. VanderVoort said it would be at 9'. Mr. Fiorello asked the hardship reason. Mr. VanderVoort said he needed a bigger house for more people. There are two other corner properties with the same addition. He submitted photos of those properties, the photo of the home at the corner of Brookview & Valley was marked A-1 and the photo of the home at Highview & Sunset was marked A-2. Ms. Kallert asked if the lots were the same size as his lot. Chairman Holloway said it appears those homes have more than 9'. Mr. Dicristina said he will have more than 9' also. He paced it off when he visited the site and he has an additional 5' which must belong to the town. The other homes have basically the same situation. There are not sidewalks in that area but there is a right of way. Mr. Dicristina felt there would be about 15' on the side if you included the right of way. There is a curb on Valley Dr. but no sidewalk. There was a motion to approve made by Mr. Juzdan and a second by Ms. Patterson on the floor. Roll call, application is approved by a vote of 7 – 0.

Chairman Holloway noted that the Board received correspondence from Quick Chek. He noted that Quick Chek will be at the regular scheduled meeting on November 22nd and at a special meeting on November 29th.

A motion to adjourn was made by Ms. Kallert, second by Mr. Decesare. All in favor. Meeting adjourned.

