

ZONING BOARD OF ADJUSTMENT
VILLAGE OF RIDGEFIELD PARK
Bergen County, NJ

Minutes of Regular Meeting
December 15, 2015

The Chairman, Mr. Cathcart, called the meeting to order at 8:00 p.m. in the Municipal Building.

The Chairman announced that this meeting is being held in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 seq., notice of which was published in the Record on the 31st day of December 2014.

Roll Call: Present: Messrs. Cathcart, Vorhees, Alberque, Orth, Morrissey
 Absent: Messrs. Wohlrab, Frontera, Miele, and Ms. Perrotta

Mr. Vorhees motioned to approve the October 20, 2015 minutes. Seconded by Mr. Alberque.

Roll Call: Vorhees, Alberque, Orth

Mr. Cathcart read the rules of procedure into the record.

Correspondence:

- Memo from D. Hansen RE: 181 Main Street, Case #1508
- 2016 Meeting Dates

***The Chairman announced there is (1) case to be memorialized.**

Case #1509A
Mr. and Mrs. Tabasco
22 Teaneck Road
R-2 Zone
Block 141/Lot 34
Variance – Expansion of Driveway

Mr. Orth read the Resolution into the record. Motioned to approve by Mr. Vorhees. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Wohlrab, Miele, Orth

***The Chairman announced there are (2) cases carried from the November meeting to be heard.**

Case #1507
Sunoak Sul
78 Mt. Vernon Street
C1-H Zone
Block 80/Lot 23

Use Variance – Day Care Center

Mr. Kelly presented that subsequent to the approval, his client did not request a 200' list of property owners for the parking lot of the application. The notice has been completed and it was re-noticed in the Record.

Mr. DeMarrais stated if anyone from the public was in attendance to oppose or in favor of the application please come forward. No one from the public was in attendance.

Mr. Vorhees motioned that the application does not need to be re-heard. Seconded by Mr. Cathcart.

Case #1508
Rossana Guenero
181 Main Street
C1-H Zone
Block 89/Lot 7
Use Variance - Day Care Center

***The Chairman announced there is (1) case to be memorialized.**

Case #1509A – Tabasco - 22 Teaneck Road

Mr. Orth read the Resolution into the record.

Mr. Vorhees motioned to approved. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Alberque, Orth, Morrissey

Case #1511 – Verizon Wireless – 65 Challenger Road

Mr. Cathcart stated taxes are current and proof of service has been submitted.

Mr. Michael Stanzion, Esq. presented the application to the Board.

Mr. James Marowski, Engineer, E2 Project Management, 87 Hybernian Road, Rockaway, NJ.

Mr. Marowski presented his credentials. Mr. Cathcart accepted Mr. Murowski as an expert.

Mr. Marowski presented to the Board. Antennas are an addition to what is currently on site. There are currently nine on the site and three are being added for a total of 12 antennas.

Mr. Stanzione summarized.

The case was opened to the public within 200' in favor. No one appeared.
The case was opened to the public within 200' opposed. No one appeared
The case was opened to the public outside 200' in favor. No one appeared.
The case was opened to the public outside 200' opposed. No one appeared.

Mr. Vorhees motioned to approve the application. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Alberque, Orth, Morrissey

Case #1508 – Rosanna Guerero - 181 Main Street

Due to the fact there are only five voting members of the Board present, this case is carried to the January 19, 2016 meeting. No further noticing is required.

Mr. Vorhees motioned to adjourn the meeting. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Alberque, Orth, Morrissey

Meeting adjourned at 8:20 p.m.

(Note: Please refer to the Transcription of the December 15, 2015 meeting for the rest of the minutes.)

Respectfully submitted,

Francine Orovitz
