

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

Minutes of Regular Meeting
October 20, 2015

The Vice Chairman, Ms. Perrotta, called the meeting to order at 8:03 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. Vorhees, Wohlrab, Frontera, Miele, Albuquerque, Orth
And Ms. Perrotta

Absent: Mr. Cathcart

Mr. Vorhees motioned to approve the minutes of the September 14, 2015 meeting. Seconded by Mr. Miele.

Roll Call: Perrotta, Vorhees, Wohlrab, Frontera, Miele, Albuquerque, Orth

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

Correspondence:

- NJ Planner May/June

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

Dr. Robert Forte
283-287 Main Street
R-4 Zone
Block 74/Lot 6
Appeal of Zoning Officials Denial

Mr. Frontera read the Resolution into the record. Motioned to approve by Mr. Vorhees. Seconded by Mr. Albuquerque.

Roll Call: Perrotta, Vorhees, Wohlrab, Miele, Albuquerque

***The Vice-Chairman announced there are (3) three cases to be heard.**

Case #1506
Verizon Wireless
265 Main Street
R-4 Zone
Block 71/Lot 1

Conditional Use – Telecommunications Equipment

Case #1507
Sunoak Sul
78 Mt. Vernon Street
C1-H Zone
Block 80/Lot 23
Use Variance – Day Care Center

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

Case #1507 – Sunoak Sul - 78 Main Street

Mr. Kevin Kelly, Esq. requested to adjourn application to the November 17th meeting.

No re-noticing will be required. Board will not require experts from the Village to review application prior to hearing.

Motion to adjourn and not require Village experts to review application by Mr. Frontera. Seconded by Mr. Alberque.

Roll Call: Perrotta, Vorhees, Wohlrab, Frontera, Miele, Alberque, Orth

Case #1508 – Rosanna Guerero - 181 Main Street

Mr. Dominick Iannarella, Esq. of Iannarella, Bruno & Iannarella presented to the Board.

Ms. Perrotta states taxes are current.

Ms. Rossana Guerero, 181 Brinkerhoff Street, Ridgefield Park was sworn in. Ms. Guerero explained the application to the Board.

Would like to open a Day Care for 22 children, ages 2 ½ to 13. Will use loading zone in front for drop off and pick up. Will not be using Municipal lot for pick up and loading but parents may use it for parking. Plans are to have pick-up staggered so as not to cause congestion on Main Street.

Mr. Iannarella, presented Exhibit A1 10/20/15 – Site Plans prepared by Evans Architect, AIA.

Mr. DeMarrais asked if there were any experts to present to the Board. Mr. Iannarella stated the architect was not available.

The Board questioned Ms. Guerero. Mr. DeMarrais advised the Board an expert should be required to answer the Boards questions.

Due to no experts for the applicant being available to answer questions from the Board, this case has been carried to the November 17th meeting. No re-noticing is required.

Mr. DeMarrais stated for the record, and for the public, the application is being carried to the next meeting, November 17th. The public may address the application at that meeting.

Case #1506 – Verizon Wireless – 265 Main Street

Ms. Perrotta stated proof of publication is valid and taxes are current.

Mr. Dean Stamos, Esq. presented to the Board. Intent is to append two antennas currently on the building.

Mr. Frontera excused himself because he is the Board President of the Marlboro House and resides there also.

Francis Boschulte, Piercon Solutions, 63 Beaver Brook Road, Lincoln Park, NJ. Ms. Boschulte presented her credentials to the Board. Ms. Boschulte is a Radio Frequency Engineer Ms. Perrotta accepted Ms. Boschulte as an expert.

Exhibit A1 – Piercon Solutions – Independent Radio Frequency Report 7/15/15

Exhibit A2 – Piercon Solutions – Evaluation of Radio Frequency and the Environment in the vicinity of the proposed Ridgefield Park West SC Facility 5/21/15. Report was miss-titled as Ridgewood Park not Ridgefield Park. Noted for record it is Ridgefield Park.

Mr. Stamos questioned Ms. Boschulte regarding gaps in Verizon Wireless services in Ridgefield Park.

Exhibit A3 – Frequency Chart. Distributed to the Board by Ms. Boschulte.

Ms. Boschulte stated Verizon has four frequency bands. 800 for voice; 700 for 4G data; higher frequencies are PCS and AWS at 1900 and 2100 mega hertz.

Ms. Boschulte presented to the Board.

Exhibit A4 – Base Map with two overlays. Retained by applicant.

Ms. Boschulte was questioned if this would interfere with the Emergency Services bands. Ms. Boschulte answered no.

James Murawski, E2 Project Management, 16 Sweetwood Court, Parsippany, NJ 07054, Licensed Professional Engineer.

Mr. Murawski was sworn in and presented his credentials to the Board. Ms. Perrotta accepted Mr. Murawski as an expert.

Mr. Murawski presented to the Board.

Exhibit A5 – Entire set of plans presented with the application.

Mr. Murawski reviewed drawings SP-1, SP-2 and C-1 for the Board.

SP-1 illustrates an Overall Plan of the property; SP-2 is the Elevation and Antenna Details and C-1 is the Construction Details of the Radio Cabinets.

Mr. David Karlebach, Professional Planner, David Karlebach, PPPC, 38 E. Ridgewood Avenue, Ridgewood, NJ was sworn in. Mr. Karlebach has presented to the Board before.

Mr. Karlebach presented to the Board.

Mr. Karlebach presented photo simulations to the Board.

Exhibit A6 – Two photos of Main St.

Exhibit A7 - View from Park Street

Exhibit A8 – View from 160 Bergen Avenue

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

Roll Call: Perrotta, Vorhees, Wohlrab, Mieles, Alberque, Orth

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

Meeting adjourned at 9:47 p.m.

(Note: Please refer to the Transcription of the October 20, 2015 meeting for the rest of the minutes.)

Respectfully submitted,

Francine Orovitz
