

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

Minutes of Regular Meeting
September 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, DellaFave, Wohlrab, Mieles, Alberque, Orth
And Ms. Perrotta

Absent: Mr. Frontera

Mr. Cathcart read the Proclamation of Service for Nicholas DellaFave who is resigning from the Board this night.

Ms. Perrotta read the rules of procedure into the record.

Correspondence:

- NJ Planner May/June

***The Chairman announced there is (1) appeal to be heard.**

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

Mr. DeMarrais explained his letter to the Board. It is Mr. DeMarrais' opinion a variance is not necessary.

Mr. Joseph Marienello, Esq. of Marienello and Marienello, presented the appeal to the Board. The intent is to turn the office space back into a studio apartment. Mr. Marienello stated Mr. Ballard, Zoning Official, felt the application needed to come to the Board for a Use Variance. Mr. Marienello asked Mr. Ballard to re-look at the application but Mr. Ballard decided not to re-examine application.

Mr. DeMarrais asked if proper noticing was completed. Mr. Marienello stated yes and certification was provided.

Dr. Robert Forte, of 55 Pomander Walk, Ridgewood, NJ, was sworn in.

Mr. DeMarrais asked if Dr. Forte affirmed what Mr. Marienello stated. Dr. Forte stated yes.

Mr. DeMarrais wanted to put on the record that Mr. Ballard was notified of the meeting and asked if he wanted to attend. Mr. Ballard did not attend the meeting.

Mr. Marienello stated he had nothing further to add.

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 that the objection of the Zoning Official be overruled. Seconded by Mr. Alberque.

Roll Call: Cathcart, Perrotta, Vorhees, DellaFave, Wohlrab, Miele, Alberque

Mr. Cathcart discussed the application for the cell tower on the telephone poll on Teaneck Road. Ms. Orovitz stated Mr. Ballard is changing his decision and asked for the Board to review prior to his final decision.

New cases for October were reviewed.

Mr. Vorhees motioned to approve the minutes of June 16, 2015. Seconded by Perrotta

Roll Call: Cathcart, Perrotta, Vorhees, DellaFave, Miele, Alberque

Mr. DeMarrais told the Board that he has spoken to the town regarding the Rialto Theatre and there is no deal with Dr. Forte.

Mr. Cathcart asked Mr. DeMarrais if he has been in contact with Ed McCann, Esq. in reference to 162 Main Street. Mr. DeMarrais stated he has not been in contact with him for quite awhile but the last time he corresponded with him, he informed Mr. McCann that his concerns about the sprinkler system in the basement is determined by Mr. Landolfi, Construction Official and he has not heard back from Mr. McCann.

Mr. Vorhees motioned to adjourn the meeting. Seconded by Ms. Perrotta.

Meeting adjourned at 8:22 p.m.

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

Respectfully submitted,

Francine Orovitz