

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

Minutes of Regular Meeting  
April 21, 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, Frontera, Alberque  
Orth, Ms. Perotta

Absent: Messer. Wohlrab, Miele

Mr. DellaFave joined the meeting at 8:05 p.m.

Mr. Vorhees moved the minutes of the March 17, 2015 meeting be approved. Seconded by Ms. Perrotta.

Roll Call: Cathcart, Vorhees, Frontera, Alberque, Orth, Ms. Perrotta

**Correspondence:**

- Letter from Alampi & DeMarrais RE: Case #1495 – Won Buddhism of America 4/8/15
- Letter from Hess RE: Hess North Jersey Pipeline 3/18/15
- NJ League of Municipalities: RE: D Variances Seminar 3/20/15
- Letter from Alampi & DeMarrais RE: Requirement that an application be reviewed by the Construction Official and that a denial letter be issued as a prerequisite to the Board's consideration of an application for a variance. 4/6/15

Ms. Perrotta read the rules of procedure.

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

**Case #1501 172 Main Street  
Dr. Robert Forte  
Block 88/Lot 15  
Variance**

Ms. Perrotta read the resolution into the record.

Roll Call: Cathcart, Perrotta, Vorhees, Frontera, Alberque

**Announce: That there are (2) new cases to be heard**

Case #1502 Custom Cabinets by Frank  
2-4 Teaneck Road  
Block 141/Lot 38 and Block 141/Lot 37  
C3 Zone  
Variance – Addition to rear of business

Mr. Cathcart stated he is in possession of the Proof of Service, noticing ran in the Record on April 10, 2015, taxes are current and the Board is in receipt of the denial letter from the Building Department.

Mr. Mark Turnamian, Esq. presented the application to the Board. Application is for a two story addition to the current structure.

Mr. Tom Donohue of Weissman Engineering, 686 Godwin Avenue, Midland Park, NJ was sworn in. Mr. Turnamian presented Mr. Donohue's credentials to the Board.

Mr. Donohue described the application and site plan to the Board. The application is for a two story addition to the side of the existing structure and asphalt parking lot to the north side of proposed addition with six parking spaces and a proposed 6' fence around property line and lighting.

Mr. Frank Appice, 624 McCarthy Drive, New Milford, NJ was sworn in. Mr. Appice is the owner of Custom Cabinets by Frank and owns both lots 2 and 4 Teaneck Road. Mr. Appice stated he is asking for the approval because he needs more space to store the cabinets. The business is family run and has four full time and two part time employees and has been at this location for 18 years.

Mr. DeMarrais explained the merging of the two properties to the Board. 2 and 4 Teaneck Road.

Mr. Albert Zaccone, Albert Zaccone Architect, 6 Casson Lane, North Haledon, NJ was sworn in. Mr. Turnamian presented Mr. Zaccone's credentials to the Board. The Board accepted Mr. Zaccone as an expert witness.

Mr. Zaccone prepared the site plan dated January 9, 2015. P1 – Plans and Elevations.

Mr. Zaccone described P1 to the Board and discussed the parking area. The structure is masonry with a stucco finish. Mr. Zaccone believes parking is sufficient. The lighting will not bleed into the neighbors' property.

Exhibits marked: A1 4/21/15 – Site Plan; A2 4/21/15 – Mr. Zaccos Plans

Mr. Turnamian summarized the application for the Board.

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. Frontera

Roll Call: Cathcart, Perrotta, Vorhees, DellaFave, Frontera, Alberque, Orth

Case #1504    65 Challenger LLC  
65 Challenger Road  
OP-1 Zone  
Block 24.03 /Lot 3  
Use Variance to permit training school in building.

Mr. Cathcart stated he is in possession of the Proof of Service, noticing ran in the Record on April 8, 2015, taxes are current and the Board is in receipt of the denial letter.

Mr. Kevin Kelly, of Kelly, Kelly, Marrotta, and Lafferty Esq., presented the application to the Board.

Mr. Kelly stated the application is for a professional training facility on the fourth floor of 65 Challenger Road, Ridgefield Park, NJ. The proposal will make no change to the footprint, but a new tenant is proposed on the fourth floor. Mr. Kelly discussed the language of the Villages Zoning Code. Zoning Code 962.2. Mr. Kelly read the definition into the record.

Mr. Lawrence Rappaport, 230 W. 56<sup>th</sup> Street, New York, NY, CEO and Partner of KABR who owns 65 Challenger Road, LLC was sworn in.

Mr. Kelly presented Site Plan to Mr. Rappaport. Marked at A1 4/21/15.

Schematic Layout marked as A3 4/21/15.

Mr. Rappaport stated the tenant trains professional individuals for online trading. The space will be small offices and small class rooms. The tenant is self contained and the parking is sufficient at the property. There is no need for further parking.

Ms. Leila Wilson, 16 Freemont Lane, Holmdel, NJ, owner and operator of Online Trading Academy, was sworn in. Ms. Wilson described the facility to the Board. The facility is an adult franchise training facility. The facility is to train individuals on how to handle their finances and 401(k)'s. They may also train employees for businesses. Currently there are seven employees and if approved the employees may increase to nine or ten. They currently have ten to fifteen students at a time. The maximum number of students is twenty during each training shift. According to their franchise agreement they may not have more than twenty students/clients at a time. This is not a school, but a training center.

Ms. Kathryn Gregory, Planner, 6 Linwood Plaza #350, Fort Lee, was sworn in. Mr. Kelly presented Ms. Gregory's credentials to the Board. Ms. Gregory was accepted as an expert.

Ms. Gregory presented to the Board. It is in her opinion this is a training facility and not a school. Exhibit A2 4/21/15 – Photographic exhibit of the subject property. Ms. Gregory presented the negative and positive criteria of the application.

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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. Kelly summarized the application for the Board.

The Board went into a work session.

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

Roll Call: Cathcart, Perrotta, Vorhees, DellaFave, Frontera, Alberque, Orth

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

Meeting adjourned at 9:05 p.m.

**(Note: Please refer to the Transcription of the April 21, 2015 meeting for the rest of the minutes.)**

Respectfully submitted,

Francine Orovitz