

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

Minutes of Regular Meeting
December 18, 2012

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 28th day of December 2011.

Roll Call: Present: Messrs. Cathcart, Vorhees, DellaFave, Frontera, Mieleles,
Alberque, Orth, Ms. Perrotta
Absentee: Mr. Wohlrab

Correspondence:

- Mayor's Advisory RE: RE: Updated Guidance on Affordable Housing Trust Fund Dollars

Ms. Perrotta read the rules of procedure.

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

Case #1454 60-62 Bergen Turnpike Block 135/Lots 1,24,25,26,27 Site Plan

Mr. Mieleles read the Resolution into the record.

Roll Call: Cathcart, Vorhees, DellaFave, Frontera, Mieleles, Alberque

***The Chairman announced there is one (1) new case to be heard.**

Case # 1483 9 Hazelton Street Block 31/Lot 6 Variance

Mr. Sorondo was sworn in.

Mr. Sorondo represented himself.

Mr. Cathcart stated property taxes are paid and noticing was done in the Record on December 3, 2012.

Mr. Sorondo stated his current driveway only fits one car and there are three cars in the family. There is no parking on his side of the street and there is no parking during snow emergencies. During snow emergencies they have to park on Central Ave. He would like to expand the driveway to fit three cars.

Mr. Vorhees asked if the tree would be removed and Mr. Sorondo said yes.

Mr. Sorondo stated the garage is not useable. It is only used for storage.

Mr. Sorondo stated he would like to expand to use a total of 720 sq. ft.

Ms. Perrotta asked if that was the entire front of the property. Mr. Sorondo said yes.

Mr. Cathcart

Mr. DellaFave asked about the retention wall. Mr. Sorondo said it is not. It was built years ago and they will bring it down to the level of the driveway and there will be a retaining wall in the back.

They want to bring the driveway up to where the garage starts.

Mr. DellaFave asked if they are going back on the property. Mr. Sorondo said no, they are only going across the property.

Mr. Cathcart asked if there were any other questions.

Mr. Alberque asked if they would use concrete. Mr. Sorondo said yes, they will use the best route.

Mr. Sorondo was excused.

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.

The Board went into a work session.

Mr. DellaFave asked if they will put a curb cut in.

Ms. Perrotta asked if there will still be a sidewalk.

Mr. Sorondo returned to answer questions.

Mr. Sorondo stated there is a sidewalk and a curb but it is a low curb.

Mr. DellaFave asked if he was eliminating the sidewalk.

Mr. Sorondo stated they will have a sidewalk and a minimal curb.

Mr. Sorondo stated there is no parking on his side of the street.

Mr. Cathcart asked if there were any other questions or problems. Ms. Perrotta stated she has problems with application, but will not take it further.

Mr. Frontera motioned to approve the application. Seconded by Mr. Orth

Roll Call: Yes – Cathcart, Vorhees, Frontera, Miele, Albuquerque, Orth
No – Perrotta, DellaFave

Mr. Santo Alampi, of Alampi and DeMarrais, brought to the attention of the Chairman that too many members voted. Mr. Orth cannot vote he is only the second alternate. Mr. Albuquerque can vote in Mr. Wohlrab's absence.

Mr. Frontera motioned to approve application as presented. Seconded by Mr. Albuquerque.

New Roll Called: Yes – Cathcart, Vorhees, Frontera, Miele, Albuquerque
No – Perrotta, DellaFave

Mr. Santo Alampi presented a letter from Mr. Michael DeMarrais regarding Ashraf Shaker and the Variance Application Appeal.

The next meeting is scheduled for January 15, 2013. The meeting will commence at 7:45 p.m. for the Re-Organization meeting.

Mr. Vorhees motioned to adjourn. Seconded by Mr. Miele.

Meeting adjourned at 8:30 p.m.

(Note: Please refer to the Transcription of the December 18, 2012 meeting for the rest of the minutes.)

Respectfully submitted,

Francine Orovitz