

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

Minutes of Regular Meeting
January 17, 2012

The Chairman, Mr. Cathcart, called the meeting to order at 8:04 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 29th day of December 2008.

Roll Call: Present: Messrs. Cathcart, Vorhees, DellaFave, Miele, Orth, Albuquerque
Ms. Perotta

Absent: Mr. Frontera, , Mr. Wohlrab,

Re-Appointments of Zoning Board

Chairman stepped down. Ms. Perotta nominated Mr. Cathcart as Chairman. Mr. Vorhees seconded. Mr. Cathcart accepted nomination

Roll Call: Cathcart, Vorhees, DellaFave, Miele, Orth, Albuquerque, Ms. Perotta

Mr. Cathcart nominated Ms. Perotta as Vice Chairman. Seconded by Mr. Vorhees.

Roll Call: Cathcart, Vorhees, DellaFave, Miele, Orth, Albuquerque, Ms. Perotta

Mr. DeMarrais was re-appointed as Board Attorney.

Roll Call: Cathcart, Vorhees, DellaFave, Miele, Orth, Albuquerque, Ms. Perotta

Francine Orovitz was re-appointed as Board Secretary.

Roll Call: Cathcart, Vorhees, DellaFave, Miele, Orth, Albuquerque, Ms. Perotta

Ms. Perotta read the rules of procedure.

Correspondence:

Mayors Advisory RE: Legislative Recap for November 21

Mayors Advisory RE: The League has launched a new and improved website

Mayors Advisory RE: Guidance on New Law Regarding National Contracts

Mayors Advisory RE: I. Transitional Aid Passes Assembly, up in Senate Committee on Thursday; II. Assembly voting session of Monday, December 5.

Mayors Advisory RE: I. Permit Extension Act; II. Senate Budget Appropriation Hearing on S-2794, Encouraging shared Services with voter penalty; IV. Transitional Aid advances; V. EMS Bill Advances

Mayors Advisory RE: Legislative Alert

Breslin and Breslin, P.A. RE: Robert Inho Son and The Go Ahead Mission vs. Ridgefield Park Zoning Board of Adjustment et. al. December 6, 2011

Alampi & De Marrais RE: Robert Inho Son and The Go Ahead mission December 30, 2011

Breslin and Breslin, P.A. RE: Robert Inho Son and the Go Ahead Mission vs. Ridgefield Park Zoning Board of Adjustment et. al. January 4, 2012

New Jersey Planner – November 2011

***The Chairman announced there are two (2) cases to be memorialized.**

Case #1468 54 Mt. Vernon Street Block 65/Lot 18 Variance

Mr. Orth read the Resolution into the record.

Motion to be approved by Mr. Vorhees. Seconded by Ms. Perotta.

Roll Call:

Mr. Cathcart yes

Ms. Perotta yes

Mr. Vorhees yes

Mr. DellaFave yes

Mr. Miele yes

Case #1470 162 Main Street, Block 95/ Lot7 Use Variance

Ms. Perotta read the Resolution into the Record.

Motion to be denied by Mr. Vorhees. Seconded by Ms. Perotta.

Roll Call:

Mr. Cathcart yes

Ms. Perotta yes

Mr. Vorhees yes

Mr. DellaFave yes

Mr. Miele yes

***The Chairman announced there are two (2) continued cases to be heard.**

Case #1472 56 Gordon Street Block 22/Lot 14 Variance

Case #1473 135 Gordon Street Block 27/Lot 9 Variance

Case #1472 56 Gordon Street Block 22/Lot 14 Variance

Mr. and Mrs. Ryder represented themselves and were sworn in.

Mr. Cathcart noted taxes are current and noticing has been done.

Mr. Ryder stated they currently have an addition but want to add to it and are requesting a variance.

Mr. DellaFave questioned if the trees against the house were Mr. and Mrs. Ryders and yes they are. They will be pruned off the house in the spring.

No further questions from the Board.

Mr. DeMarrais questioned if the Ryder's will build in conformance with the submitted plans presented. Yes they will.

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 case. Seconded by Ms. Perrotta

Roll Call:

Mr. Cathcart, Ms. Perotta, Mr. Vorhees, Mr. DellaFave, Mr. Miele

Case #1473 135 Gordon Street Block 27/Lot 9 Variance

Mr. John Anlian represented himself. He was sworn in.

Mr. Cathcart stated taxes are current and noticing has been done.

Mr. Anlian stated he is seeking a variance on behalf of himself and his wife. They want to build a small additional on the first floor. Five to six and one half feet for a bathroom and a separate entrance. They are trying to make the house more handicapped accessible.

The variance requested is for the side yards. Currently they are five feet from the boundary line and just barely less than fifteen feet for the side yards. The additional will extend out ten inches.

No questions from the Board.

Mr. DeMarrais stated if approved you will build within the plans of Mr. Al Zaccone. Mr. Anlian said yes.

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 application with conditions. Ms. Perotta seconded.

Roll Call:

Mr. Cathcart, Ms. Perotta, Mr. Vorhees, Mr. Dellafave, Mr. Miele

Mr. DeMarrais notified the Board the case for 209 Main Street has been sent back to the Board from the Court. Mr. DeMarrais and Ms. Perrotta will have to recuse themselves from this case. The Board will be notified when the case will be heard.

Mr. Vorhees motioned to adjourn meeting. Ms. Perrotta seconded.

Meeting adjourned at 9:00 p.m.

(Note: Please refer to the Transcription of the January 17, 2012 meeting for the rest of the minutes.)

Respectfully submitted,

Francine Orovitz