

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

Minutes of Regular Meeting  
Tuesday, December 19, 2006

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 et seq., notice of which was published in The Record on the 16th day of December, 2005.

Roll Call: Present: Messrs. Cathcart, Morton, McCormack, Vorhees, DellaFave,  
MacNeill and Spontak  
Absent: Mr. Wohlrab and Ms. Perrotta

A motion was made by Mr. Vorhees, and seconded by Mr. Morton, to approve the minutes of the November 21, 2006 meeting as prepared; all in favor.

Correspondence:

Permit Fee Log & Certificate Log from Bldg Department – November 2006  
Planning Board Minutes – November 6, 2006  
Copy of letter from Mayor Fosdick to Village Smart Growth Committee  
Correspondence from Attorney DeMarrais enclosing draft resolutions for  
Case # 1397 (Shaker) and Case # 1398 (Arroyave)

The Chairman read the Rules of Procedure.

The Chairman announced that there is one (1) case set for hearing:

**Case # 1399 DeCandia** – Block 106.01, Lot 1.01 – 11 Brinkerhoff Street

An application requiring a variance to erect an 8-foot fence in the rear yard of the property located at 11 Brinkerhoff Street, Block 106.01, Lot 1.01.

The applicant, Dominick DeCandia, was sworn in. The Board was presented with proof of service, taxes paid and proof of publication. The Chairman read the denial letter.

Mr. DeCandia testified that he wishes to be allowed to construct an eight-foot fence along the rear property line of his back yard. Only a six-foot high fence is allowed by our development regulations. He presented a photo of the property, taken from Brewster Park, across the Main Street by-pass. It was marked Exhibit A-1. Mr. DeCandia explained that people regularly throw garbage and bottles from the roadway onto his property. An eight-foot high fence would discourage this and also would

provide security for his family, as people occasionally cut through his yard from the road. He is only requesting the higher 8-foot level along the back property line along the road. He plans to have a fence at the allowed 6-foot height down either side. It will be of solid wood. The case was opened to the public. No one appeared. The case was set for work session. The Board went into work session and returned to regular session with the following decision:

Case # 1399- DeCandia

Mr. MacNeill, seconded by Mr. McCormack, made a motion to approve the application.

Roll Call:      Mr. Cathcart – Yes                      Mr. Morton – Yes  
                     Mr. McCormack – Yes                  Mr. Vorhees – Yes  
                     Mr. DellaFave – Yes                      Mr. MacNeill – Yes  
                     Mr. Spontak – Yes

A copy of the resolution is attached.

Case # 1397 – Shaker

This case was heard at the November 21, 2006 meeting. The resolution denying the application was read into the record. Mr. Vorhees, seconded by Mr. Morton, made a motion to approve the resolution as prepared.

Roll Call:      Mr. Morton – Yes                      Mr. McCormack – Yes  
                     Mr. Vorhees – Yes                      Mr. Spontak – Yes

A copy of the resolution is attached.

Case # 1398 – Arroyave

This case was heard at the November 21, 2006 meeting. The resolution approving the application was read into the record. Mr. Vorhees, seconded by Mr. McCormack, made a motion to approve the resolution as prepared.

Roll Call:      Mr. Morton – Yes                      Mr. McCormack – Yes  
                     Mr. Vorhees – Yes                      Mr. DellaFave – Yes  
                     Mr. Spontak – Yes

A copy of the resolution is attached.

The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Linda Quinn  
Secretary

Tape # 462