

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

Minutes of Regular Meeting
August 19, 2008

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 21st day of December 2007.

Roll Call: Present: Messrs. Cathcart, Vorhees, DellaFave, Spontak, Frontera,
Mieles and Ms. Perrotta

Absent: Messrs: McCormack and Wohlrab

A motion was made by Mr. DellaFave, and seconded by Ms. Perrotta, to accept the minutes of the June 17, 2008 meeting as prepared; all in favor.

Correspondence:

- Planning Board Minutes – June 2, 2008 Meeting
- Historic Preservation Commission Minutes – June 26 & July 24, 2008
- Letter from RP Shade Tree Commission, re: 39 Webster St.
- Letter from attorney for MetroPCS, re: application fee set by Zoning Officer
- Letter from Board attorney, re: voting eligibility of Board members
- Report from Boswell Engineering, re: MetroPCS
- Letter from Village Attorney, re: Holy Name Hospital application

The Chairman announced that the following two cases will be carried to the September 16, 2008 meeting at the request of the applicants' attorneys. No further notice will be required.

- Case # 1429 Block 75, Lot 9 – 17 Poplar St. – RHY Construction
- Case # 1433 Block 44, Lo5 – 21 Third St. – Holy Name Hospital Corp.

A resolution was read into the record for Case # 1428 (Block 133.01, Lots 4 & 7 – E. Winant & Hille – J&M Builders), which had been heard at the June 17, 2008 meeting. A motion was made by Cheryl Perrota, and seconded by Mr. Vorhees, approving the resolution as prepared.

A resolution was read into the record for Case # 1432 (Block 46, Lot 17 – 128-130 Paulison Avenue - Ashraf Shaker), which had been heard at the June 17, 2008 meeting. A

motion was made by Mr. Vorhees and seconded by Mr. DellaFave, approving the resolution as prepared.

The Chairman announced that there is one (1) cases for hearing this month:

Case # 1434 Block 128, Lot 15 – 46 Laurel St (Palvis)

The Chairman read the Rules of Procedure.

Case # 1434 – Block 128/Lot 15 – 46 Laurel Street - Palvis

An application requiring a variance to construct a six-foot fence to the side and rear of the corner lot property at 46 Laurel Street.

Kenneth Palvis was sworn in. The Board was furnished with proof of service, publication and taxes paid. Mr. Palvis testified that he has an existing 6-foot wooden fence that is old and deteriorated. He just wants to replace the fence with one the same size. However, our current ordinance restricts fences facing the street to four feet in height.

Exhibit A-1 was marked, being photographs submitted by the applicant of his property. Mr. Palvis testified that the fence is (and the new one would be) set back 20 to 30 feet from the front property line and 12 to 15 feet from the side yard property line. Since Laurel Street is one way westbound, there would be no danger of obstructing the sight line at the corner of Laurel and Orchard Street.

The case was opened to the public. No one appeared.

The Board went into work session and returned to regular session with the following decision:

Ms. Perrotta, seconded by Mr. Vorhees, made a motion to approve the application.

Roll Call:	Mr. Cathcart – Yes	Mr. Spontak – Yes
	Ms. Perrotta – Yes	Mr. Frontera – Yes
	Mr. Vorhees – Yes	Mr. Miele - Yes
	Mr. DellaFave – Yes	

A resolution memorializing the decision was read into the record. A copy is attached.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Linda Quinn
Secretary
Tape 506

