

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

Minutes of Regular Meeting  
November 20, 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, Wohlrab, Frontera, Mieleles,  
Alberque, Orth,  
Absentee: Ms. Perrotta

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

**Correspondence:**

- Mayor's Advisory RE: COAH 3<sup>rd</sup> Round Rules Challenge Schedule for NJ Supreme Court Oral Argument
- Letter from Alampi & DeMarrais RE: Shaker V Board of Adjustment of Ridgefield Park Docket #: L-1545-12
- New Jersey Planner July/August 2012
- New Jersey Planner September/October 2012
- 2013 Zoning Board Meeting Schedule

Mr. DellaFave read the rules of procedure.

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

Case #1482 120 Hazelton Street Block 27/Lot 16 Variance

Mr. Orth read the Resolution into the record.

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

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

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

Ms. Simone Calli of the law offices of Stephen P. Sinisi presented the case to the Board. This application has already been approved for a D1 Use Variance, D5 Density Variance and a D6 Height Variance. It has also already been approved for a parking variance of 35 spaces.

Mr. Cathcart stated property taxes are current and noticing was served and notice ran in the Record on November 9, 2012.

Ms. Calli stated the Architect, Project Engineer and Planner are in attendance.

Mr. DeMarrais stated for the record that this case was granted an approval of extension to apply for the Site Plan Application.

Ms. Calli introduced Mr. Vassilios Cocoros of VSA Group LLC, 467 Sylvan Avenue, Englewood Cliffs, NJ 07632 as the Project Architect.

Mr. Cocoros was sworn in.

Mr. Cathcart accepted Mr. Cocoros as an expert.

Mr. Corcoran explained the architectural drawings to the Board. Marked as A1-4-11/20/12.

Mr. Cocoros stated it is a 4 story apartment building with 30 units. Three levels of apartments with underground parking and further explained the other floor plans.

Mr. Vorhees asked if all units will be rentals and Ms. Calli stated yes.

Mr. Cocoros explained the building will have a keycard access and there will be 4 ways to enter the building. There will be a handicapped ramp inside.

Mr. Miele asked if parking was only accessed by the street and Mr. Cocoros stated yes there is only one curb cut.

Mr. Miele asked about trash and refuse. Mr. Cocoros referred to A3.

Me. Frontera asked if a super will be on-site and Mr. Cocoros stated there will be a management company.

Mr. Wohlrab asked if the location of utilities will be out of flood plain. Mr. Cocoros stated drawings were done prior to flood, but could be raised. Ms. Calli stated the engineer can go into further detail.

No further questions for Mr. Cocoros from the Board.

Ms. Calli introduced Mr. Thomas Stearns III of GB Engineering, LLC 144 Jewell St., Garfield, NJ 07026 as the Project Engineer.

Mr. Stearns was sworn in.

Mr. Alberque questioned the trash room on the site plan. It was explained the trash would be picked up by the dumpster.

Mr. Stearns was accepted as an expert.

Mr. Stearns prepared the Site Plans for the Applications. Site Plans A2-11/20/12.

Mr. Stearns discussed the existing conditions at the site. The site is an “L” shaped site and the buildings are in disrepair.

Existing building coverage is 40.8% of the site.

Sheet 2 of 6 of the Site Plan is a 30 unit 4 story building with parking underneath. Proposal is to have cars enter and exit site on Union Street. 30 parking spaces will be on site with 17 under the building including 2 handicapped spaces and the remainder are scattered around the site. The total number of spaces is 36.

Ms. Calli cleared the record with 17 parking spaces underneath and 19 other spaces. An additional spot was picked up from the last time they appeared.

Mr. Stearns explained the shaded spot on the plans would be used for snow removal.

Mr. Miele asked if this spot was included in the 36 spots. After discussion it was determined the shaded spot was included in the 36 spots.

Mr. Stearns stated the buffer zone to the first unit on Union St. is 18’ and the building is 3’ clear.

Mr. Cathcart asked for clarification of exits on Ridgefield Ave. Mr. Stearns stated there is no exit on Ridgefield Avenue. There is only one way in and one way out.

Mr. Stearns referred to the existing building being adjacent to the right of way on Bergen Turnpike but the new building will be set back helping site distances in turning onto Bergen Turnpike.

Ms. Calli asked if the new pattern can accommodate the vehicles largest emergency vehicles and Mr. Stearns stated yes.

Mr. Stearns referred to sheet 3 of 6 of the Site Plan. He explained the entire building is designed to be above elevation 9 to be above the flood area. The site will be flood safe according to the DEP.

Mr. Stearns stated the run off of the building will go to the existing inlet and existing storm drain system. He will confirm the capacity and will definitely improve the existing system.

Mr. Alberque asked about hydrants in the area. There is currently only one hydrant for the area. Mr. Stearns stated the Village Fire Official will be able to give them more information regarding requirements and Ms. Calli stated they will comply with what is required.

Mr. Stearns referred to sheet 4 of 6, Lighting and Landscaping. The parking lot will improve the area. Mr. Vorhees questioned the size of the parking spaces and Mr. Stearns stated they are 9 x 19, but were mismarked on the plans.

Ms. Calli asked for clarification of the dumpster and trash room. Mr. Alberque stated it was discussed.

Mr. Mieles asked about street lighting. Mr. Cocoros stated there will be wall sconces to light up the base of the building.

No more questions from the Board.

Ms. Calli introduced Mr. Michael D. Kauker of Kauker and Kauker, 356 Franklin Avenue, Wyckoff. He is the Project Planner.

Mr. Kauker was sworn in.

Mr. Kauker has previously presented to the Board and has been accepted as an expert.

Mr. Kauker stated there are four variances that need relief from the Board. They are C or Bulk Variances under the Municipal Land Use Law.

The variances seeking are:

1. Maximum Building Coverage
2. Maximum Impervious Coverage
3. Front Yard Set Back
4. Front Yard Site Triangle.

The Variances have two criteria. First is a C1 which is if a hardship is related to the property the Board can grant the variance. The second is a C2 where the Board can grant a variance without weighing any detriment. Any variance has to prove no substantial detriment to the public good.

Mr. Kauker explained the four variances being sought.

He also explained they are re-developing the property and they will demolish the building and rebuild. It is in his opinion that the re-development is a benefit and that there will be no substantial detriment to the public good.

No other questions from the Board.

Ms. Calli addressed the question regarding a management company. There will be a management company, but it is not known who yet.

Ms. Calli stated that part of the submission were transcripts from prior hearings from 2010 and 2011. Marked as A3, A4, A5 and A6 as evidence.

Ms. Calli summarized the case to 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. Cathcart asked the Board if this case should be sent to Boswell Engineering. Mr. DeMarrais stated the Board has that right and can use their discretion.

The Board discussed if it should be sent to Boswell.

The Board was polled and it was determined the Board would not sent it to Boswell.

Mr. Vorhees motioned to approve application as presented. Seconded by Mr. DellaFave.

Roll Call: Cathcart, Vorhees, DellaFave, Wohlrab, Frontera, Miele, Alberque

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

Meeting adjourned at 9:25 p.m.

**(Note: Please refer to the Transcription of the November 20, 2012 meeting for the rest of the minutes.)**

Respectfully submitted,

Francine Orovitz