

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

Minutes of Regular Meeting
September 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, Miele, Alberque, Orth,
Ms. Perotta
Absentee: Messrs. Frontera, Wohlrab

Mr. Miele joined the meeting at 8:02 p.m.

Correspondence:

- Mayor's Advisory RE: A-2586 & S-1534, Exempts Institutions of Higher Education from MLUL Requirements
- Letter from Kelly, Kelly, Marotta and Lafferty, LLC RE: Robert Inho Son August 2, 2012
- Letter from Kelly, Kelly, Marotta and Lafferty, LLC RE: Robert Inho Son August 2, 2012
- Mayor's Advisory RE: Affordable Housing Trust Funds
- Mayor's Advisory RE: Affordable Housing, Trust Funds State begins process to seize funds
- Mayor's Advisory RE: Appellate Division Decision Regarding Trust Funds
- Mayor's Advisory RE: Affordable Housing, Trust Funds – Please advise the League of your status
- Letter from Alampi & DeMarrais RE: Ashraf Shaker July 16, 2012

Ms. Perrotta read the rules of procedure.

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

Case #1479 110 Mt. Vernon Street Block 81/1.01, 2, 2.01 Use Variance

Ms. Perrotta read the Resolution into the record.

Roll Call: Cathcart, Perrotta, Miele, Alberque, Orth

Case #1480 146 Hazelton Street Block 27/Lot 11.01 Variance

Mr. Orth read the Resolution into the record.

Roll Call: Cathcart, Perrotta, Vorhees, DellaFave, Orth

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

Case #1482 120 Hazelton Street Block 27/Lot 16

Variance

Mr. Robert Theuret represented himself and was sworn in. This case is a Variance application to pave the remaining part of driveway.

Mr. Cathcart stated property taxes are current and noticing was served and notice ran in the Record on September 6, 2012.

Mr. Theuret stated this is an existing driveway and approximately eight years ago the driveway was paved but not completed. He just wants to complete the driveway and the service walk.

Mr. DeMarrais stated Mr. Theuret presented a location survey highlighted with the sections he would like to pave. Is the area in front paved? Mr. Theuret stated yes. He would like to put printed concrete on the remaining part of the driveway.

Mr. DellaFave asked if the area behind the deck and up to the pool was grass? Mr. Theuret responded yes it is grass. The walk goes to the side of the house. He would like to put in a walking path.

Mr. DellaFave asked how much area would be covered? Mr. Theuret stated it would be approximately 2600 feet covered.

Mr. Theuret stated there is grass in the front of the house and there is stone around the pool and behind the garage.

Mr. Alberque asked if there was an existing driveway? Mr. Theuret stated yes.

Mr. Alberque asked how wide the walkway is. Mr. Theuret stated it is about 2.5 feet and goes up to 4 feet by the deck.

Mr. DeMarrais asked if the driveway was paid. Mr. Theuret stated no. It was a ribbon driveway all the way back to the garage and only half was paved. Now there are stones by the garage.

Mr. Cathcart read a letter from Mr. and Mrs. James and Anne Keogh if 121 Gordon Street to the Board. Mr. and Mrs. James were unable to attend the meeting.

Mr. Theuret stated he will run the gutters under the pool area which will be in his yard.

Mr. DeMarrais asked Mr. Theuret if he will be paving behind the garage. Mr. Theuret said no he will not.

Mr. Vorhees asked if he will be addressing the gutter issue. Mr. Theuret stated yes.

Mr. Cathcart announced there was no one at the meeting in opposition of the application and he has read the letter into the record.

No other questions from the Board.

Mr. Vorhees motioned to approve application as presented. Seconded by Ms. Perrotta.

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

Mr. Vorhees motioned to adjourn. Seconded by Ms. Perrotta.

Meeting adjourned at 8:27 p.m.

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

Respectfully submitted,

Francine Orovitz