

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

Minutes of Regular Meeting  
September 20, 2016

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 31st day of December 2015.

**Roll Call:** Present: Messrs. Cathcart, Vorhees, Wohlrab, Frontera, Miele, Albuquerque, Orth, Morrissey and Ms. Perrotta

Absent: Mr. Orth

Mr. Vorhees motioned to approve the February 16, 2016 minutes. Seconded by Mr. Albuquerque.

Roll Call: Cathcart, Vorhees, Wohlrab, Miele, Albuquerque

Ms. Perrotta read the rules of procedure into the record.

**Correspondence:**

- NJ Planner

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

Case #1513 - Blessings Funeral Home  
59 Main Street  
R-2 Zone  
Block 119/Lot 5  
Use Variance - Second Business/Signage

Mr. Cathcart stated taxes are current, proof of service has been submitted, and taxes are current.

Mr. Lang presented a letter from Phillip Boggia, Esq. to the Board. The Board never received the letter, dated June 16, 2016.

Mr. Thomas Lodato, Esq. of Alampi and DeMarrais, LLC, the Board Attorney, addressed the letter.

Mr. Lang addressed the Board.

Mr. Donald Ingwersen, 59 Main Street, Ridgefield Park, NJ was sworn in.

Mr. Lang questioned Mr. Ingwersen regarding the application.

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Mr. Ingwersen is the owner of Vorhees-Ingwersen Funeral Home, located at 59 Main Street, Ridgefield Park, NJ. Mr. Ingwersen has agreed to rent his facility to Mr. Hanik Son, owner of Blessings Funeral Home in order to follow the mortuary code. Mr. Han will be renting Mr. Ingwersen's building and utilizing his services as needed

Mr. Wohlrab questioned the sign. Mr. Ingwersen stated, according to mortuary law, a sign is required if the property is rented for viewings more than three times per year by the same individual.

Mr. Hanik Son, 126 US 46E, #40B, Lodi, NJ was sworn in.

Mr. Lang questioned Mr. Son.

The Board asked questions regarding the sign for Blessings Funeral Home.

Mr. Lang asked Mr. Son about the traditions of the Korean community regarding funerals. Mr. Son responded, most funerals are at churches but some families request a funeral home.

Mr. Lang asked Mr. Son about the proposed sign. The proposed sign should be approximately 8 sq. feet. The color is similar to the current sign for Vorhees Ingwersen and will be placed by the parking lot without lighting.

Mr. Son also rents at other funeral homes in the area.

Mr. Lodato stated the Village ordinance states one sign no larger than 20 sq. feet in an R-2 zone.

Mr. Lodato addressed the question regarding two businesses at the location. There will not be a consolidation of businesses. The site can only accommodate a certain amount of business per year.

Mr. Lang addressed the Board regarding a Use Variance referencing the application.

Mr. Lodato responded to Mr. Lang regarding a Use Variance.

The Board discussed the sign application.

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.

The Board went into a work session.

Mr. Vorhees motioned to approve the application as submitted. Seconded by Mr. Frontera.

Roll Call: Cathcart – yes; Perotta – yes; Vorhees – yes; Wohlrab – yes; Frontera – yes; Miele – yes; Alberque – no.

Meeting adjourned at 9:00 p.m.

Roll Call: Cathcart; Perotta; Vorhees; Wohlrab; Frontera; Miele; Alberque.

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**(Note: Please refer to the Transcription of the September 20, 2016 meeting for the rest of the minutes.)**

Respectfully submitted,

Francine Orovitz

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