

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

Minutes of Regular Meeting  
January 17, 2017

The Chairman, Mr. Cathcart, called the Re-Organization 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 2016.

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

Absent: Orth

**Re-Appointments of Zoning Board**

Chairman stepped down.

Mr. Voorhees motioned to carry the 2016 membership over to 2017 including Board Attorney and Board Secretary. Mr. Frontera seconded.

Roll Call: Cathcart, Perrotta, Vorhees, Wohlrab, Frontera, Miele, Albuquerque, Morrissey

Re-Organization was adjourned.

Regular meeting called to order at 8:02 p.m.

Ms. Perrotta read the rules of procedure.

**Correspondence:**

- New Jersey Planner November/December 2016

**Announce: That there is (1) one extension resolution to be read into the record.**

Case #1507 Sunoak Sul/Lighthouse School  
78 Mt. Vernon Street  
C1-H Zone  
Block 80/Lot 23  
Use Variance – Day Care Center

---

**Announce: That there is (1) one case carried from the December meeting.**

Case #1519 - Kenneth Shatton  
278 Main Street  
R-4 Zone  
Block 53/Lot 10  
Variance - Accessory structure - Shed installed too close to fence.

Mr. Cathcart stated proof of service has been submitted and noticing was completed in the Record newspaper on January 7, 2017.

Mr. Ed McCann, Esq. presented the application to the Board.

Mr. Cathcart opened the application to the public.

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.

No questions from the Board.

Mr. Vorhees motioned to approved application as presented. Seconded by Mr. Frontera.

Roll Call: Cathcart, Perrotta, Vorhees, Wohlrab, Frontera, Miele, Albuquerque.

**Announce: That there is (1) one extension resolution to be read into the record.**

Case #1507 Sunoak Sul/Lighthouse School  
78 Mt. Vernon Street  
C1-H Zone  
Block 80/Lot 23  
Use Variance – Day Care Center

Mr. Wohlrab read the Resolution into the Record. Mr. Vorhees motioned to approve the Resolution as modified. Seconded by Ms. Perrotta

Roll Call: Cathcart, Perrotta, Vorhees, Wohlrab, Frontera, Miele, Albuquerque.

Meeting adjourned at 8:30 p.m.

**(Note: Please refer to the Transcription of the January 17, 2017 meeting for the rest of the minutes.)**

Respectfully submitted,

Francine Orovitz

---