

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

Minutes of Regular Meeting  
March 21, 2017

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 2016.

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

Absent: Albuquerque, Orth

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

Ms. Perrotta read the rules of procedure.

**Correspondence:** None

**Announce:** That there is (1) one case to be heard.

Case #1521 - Zhen Li  
58-60 Ridgefield Avenue  
C-2 Zone  
Block 125/Lot 16  
Variance - Conversion of 5 family multiple dwelling/1 business to a 6 family multiple dwelling.

Mr. Cathcart stated proof of service has been submitted and noticing was completed in the Record newspaper on March 8, 2017.

Ms. Li was sworn in. Ms. Li explained the application to the Board. Ms. Li would like to convert her five family with one business to a six family residence. She explained it is difficult to rent the business space.

Mr. Wohlrab asked the applicant where would the residents park. Ms. Li responded on the street.

Mr. DeMarrais asked Ms. Li if the survey submitted depicts the property accurately. Ms. Li responded yes.

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.

Ms. Anju Sharma, 3 Main Street (within 200') requested to be heard. Ms. Sharma asked how the parking would be addressed. Mr. Cathcart stated parking is an issue throughout the town. Mr. Miele responded by saying parking would be more of an issue with a business.

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Board went into work session.

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

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

**Discussion:**     **Case #1520**  
                    9-13 Lincoln Avenue  
                    C1-H  
                    Block 87/Lot 5  
                    Use Variance - Discuss on whether the Board will allow the Bi-Furcation of this  
                    application.

Mr. DeMarrais explained the application to the Board. The application is for a Use Variance for a three story residential property with approximately 33 units and underground parking. The applicant would like to bi-furcate the application.

Mr. Vorhees motioned that the application should not be bi-furcated but heard in its entirety. Seconded by Ms. Perrotta.

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

Mr. Cathcart stated the Board should put together a Site Plan Committee.

The application should be sent to Mr. Ken Ochab, Village Planner and Mr. Michael Kelly, Boswell Engineering for review.

Mr. DeMarrais will send a letter to the attorney of the applicant, Mr. Charles Sarlo, Esq. Ms. Orovitz will forward application to Mr. Ochab and Mr. Kelly.

Meeting adjourned at 8:23 p.m.

**(Note: Please refer to the Transcription of the March 21, 2017 meeting for the rest of the minutes.)**

Respectfully submitted,  
Francine Orovitz

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