

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

Minutes of Regular Meeting  
November 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, Frontera, Alberque, Orth and Ms. Perrotta  
                         Absent:          Messrs. Wohlrab, Mieles, Morrissey

**Correspondence:**

NJ Planner September/October

Ms. Perrotta read the rules of procedure.

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

Case #1523 - Aloha Realty  
190 Main Street  
C-2 Zone  
Block 88/Lots 6.01 and 10  
Use Variance - Residential Units over Retail.

Mr. Orth read the Resolution into the record.

Mr. Vorhees motioned to approved. Seconded by Mr. Frontera.

Roll Call:          Perrotta, Vorhees, Frontera, Alberque, Orth

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

Case #1527  
133 Roosevelt Avenue  
R-2 Zone  
Block 20/Lot 3  
Install a 6' PVC fence

Mr. Cathcart stated noticing was completed and is sufficient and taxes are current.

Mr. Alexander Gonzalez was sworn in and presented his application to the Board. The application is for a six foot privacy fence on his property for security for his two children. He currently has a four foot fence and would like to replace it.

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Mr. Vorhees asked if he could put a five foot instead of a six foot. Mr. Gonzalez stated he would do whatever the Board required.

Mr. DeMarrais questioned the if the yellow line on the plot plan is where the fence will be. Mr. Gonzalez responded yes. Mr. DeMarrais referred to the survey prepared by George J. Anderson, LLC dated 5/24/16. Mr. Gonzalez explained the new fence will not be exactly where the old fence is. He will be adding a fence along side of his neighbors existing fence.

No other questions from 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.

Ms. Carol Wondrack, 129 Roosevelt Avenue, was sworn in. Ms. Wondrack is the next door neighbor. Ms. Wondrack reviewed the survey and is asking how far away from her fence will this new fence be. Mr. Cathcart explained it will be on Mr. Gonzalez' property line. Ms. Wondrack is concerned about safety on the side of her property with a six foot fence.

Ms. Diane Thurber-Wamsley, 133 Arthur Street, was sworn in. Ms. Wamsley is concerned about how the fence will affect the tree that is on the property. She is concerned who owns the tree and where the fence will go. Mr. Wamsley stated Mr. Gonzalez stated he will take down the tree but leave the stump and have the fence go over the stump. Ms. Wamsley does not think it will be aesthetically nice. Mr. Gonzalez stated at first he was going to go around the tree but now he would like to remove it. Mr. Gonzalez stated the tree is on his property. Ms. Wamsley is concerned about not having shade and not being able to plant in her yard.

Mr. Gonzalez agreed to remove the stump of the tree.

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. DeMarrais asked how far back the fence will be from the property line on Barnes Drive. Mr. Gonzalez stated he is requesting three feet.

The Board went into a work session.

The Board will request the tree stump be grinded all the way down. Mr. Alberque has an issue with a six foot fence on Barnes Drive. He would like to see a five foot fence, four feet with one foot lattice.

The Board asked Mr. Gonzalez to view the fences in town that are four feet solid with one foot of lattice and return to the Board on December 19th to let the Board know if he would be willing to install that type of fence instead of a solid fence.

Mr. Gonzalez agreed to view similar fences in town and return to the December 19th meeting.

Mr. Vorhees motioned to adjourn meeting. Seconded by Mr. Frontera.

Meeting adjourned at 9:05 p.m.

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

Respectfully submitted,  
Francine Orovitz

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