

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

Minutes of Regular Meeting  
December 19, 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, Alberque, Orth, Morrissey and Ms. Perrotta  
                 Absent:        Messrs. Wohlrab, Frontera

**Correspondence:** None

Ms. Perrotta read the rules of procedure.

Mr. Vorhees motioned to approve the minutes of the November 21, 2017 meeting. Seconded by Ms. Perrotta.

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

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

Case #1526  
Dr. Lawton Thomas  
288 Main Street  
R-2 Zone  
Block 59/Lot 9  
Convert 2nd floor from Business Use back to Residential Use.

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

Dr. Lawton Thomas, 155 Washington Street, Apt. #1901, Jersey City, NJ was sworn in.

Dr. Thomas presented his application to the Board. He would like to convert the second floor of his property from a business back to a residential apartment. The second floor was residential in the 1960's and 1970's.

No 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 outside 200' in favor. No one appeared.  
The case was opened to the public outside 200' opposed. No one appeared.  
The case was opened to the public within 200' opposed. No one appeared.

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Mr. Vorhees motioned to approve the application. Seconded by Mr. Orth.

Roll Call: Cathcart, Perrotta, Vorhees, Miele, Albuquerque, Orth, Morrissey

**Announce: That there is (1) one case continued from the November meeting.**

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

Mr. Alexander Gonzalez was sworn in. Mr. Gonzalez stated he viewed other fences in the Village and would agree to a four foot with one foot of lattice at the top instead of the solid six foot fence he initially applied for.

Mr. DeMarrais referred to the survey prepared by George Anderson and dated May 24, 2016. The fence will be on the property line with a three foot setback on Barnes Drive.

Mr. Gonzalez asked the Board to allow an additional ten feet of fence to extend to the front of his front porch. The Board discussed this request and decided not to allow this change.

Ms. Diane Thurber-Wamsley, 133 Arthur Street, was sworn in. Ms. Wamsley presented a letter, the Village Ordinance and nine pages of pictures to the Board. This will be considered as Exhibit A1-12/19/17. She also presented twenty-six photos to the Board. These photos will be considered Exhibit A2-12/19/17.

Ms. Wamsley discussed the tree on the applicants property and told the Board he has since removed the tree and the stump since the November meeting. Mr. Cathcart explained the Board has no jurisdiction over the tree.

Ms. Carol Wondrack, 129 Roosevelt Avenue, was sworn in. Ms. Wondrack does not want the applicants fence adjacent to her four foot fence. Mr. Cathcart explained the applicant will be putting the fence on his property line, which he is legally allowed to do.

The Board went into a work session. No questions from the Board.

Mr. Vorhees motioned to approve the application as submitted, but with a four foot fence with one foot lattice instead of the six foot fence initially applied for. Seconded by Mr. Orth.

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

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

Meeting adjourned at 8:35 p.m.

**(Note: Please refer to the Transcription of the December 19, 2017 meeting for the rest of the minutes.)**

Respectfully submitted,  
Francine Orovitz

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