

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

**Minutes of Regular Meeting
January 16, 2018**

The Chairperson, Ms. Perrotta, called the Re-Organization meeting to order at 7:58 p.m. in the Municipal Building.

Roll Call: Present: Messrs. Vorhees, Wohlrab, Frontera, Alberque, Orth
 Morrissey and Ms. Perrotta

 Absent: Cathcart, Miele

Re-Appointments of Zoning Board

Ms. Perrotta announced the Chairman, Mr. Cathcart, is stepping down.

The following were motioned and voted upon.

David Cathcart, Chair
Cheryl Perrotta, Vice-Chair
Michael DeMarrais, Attorney
Francine Orovitz, Secretary

Mr. Voorhees motioned to carry the 2017 membership over to 2018 including Board Attorney and Board Secretary. Mr. Frontera seconded.

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

Re-Organization was adjourned.

The Chairperson, Ms. Perrotta, called the regular meeting to order at 8:00 p.m. in the Municipal Building.

The Chairperson 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 2017.

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

Correspondence: NJ Planner November/December 2017

Ms. Perrotta motioned to approve the minutes of the December 19, 2017 meeting. Seconded by Mr. Vorhees.

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

Mr. Wohlrab read the rules of procedure.

Announce: That there are (2) applications to be memorialized.

Case #1526 - Dr. Lawton Thomas
288 Main Street
R-2 Zone
Block 59/Lot 9

Mr. Orth read the Resolution into the record. Mr. Vorhees motioned to approve. Seconded by Mr. Alberque.

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

Case #1527 - Alexander Gonzalez
133 Roosevelt Avenue
R-2 Zone
Block 20/Lot 3

Mr. Alberque read the Resolution into the record. Mr. Vorhees motioned to approve as presented with conditions. Seconded by Mr. Alberque.

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

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

Case #1528
295 Bergen Turnpike
Block 146.01, Lot 2
I-1 Zone

Ms. Perrotta stated noticing was completed and is sufficient and taxes are current.

Mr. DeMarrais asked who the applicant is, Nico Properties or Nicoletti Developers, LLC.

Mr. Alberque recommended Ms. Orovitz check the tax records for the correct owner. The ownership was confirmed from the tax affidavit in the file. The owner is Nico Properties, LLC.

Mr. Frank DeVito, Esq. will present the application to the Board.

Mr. Steve Nicoletti, 50 East Saddle River Road, Saddle River, NJ was sworn in. Mr. DeVito confirmed Mr. Nicoletti is the principal of Nico Properties and Nicoletti Developers.

Mr. DeVito presented the application. The application is extend the current restaurant area by 20' and close the restaurant and create another warehouse unit with an office on the second floor.

Mr. DeMarrais referred to the plans created by Joseph DoNota, Architect 10/31/17. Plans will be marked as A1, 1/16/18. Mr. DeVito confirmed the plans are what is to be constructed with Mr. Nicoletti and they are subject to approval by the County Planning Board.

Mr. DeMarrais questioned the list of sixteen items on Exhibit A-1. Mr. DeVito stated the applicant will conform to all requests by the architect.

Mr. DeVito stated if the Board approves the application, to make the approval subject to being approved the Village Engineer.

Ms. Perrotta referred to the Boswell Engineering report and questioned what would be stored in the warehouse and lighting plan. Mr. DeVito stated there is no lighting plan, but would do what the Board requests. Mr. DeMarrais stated a statement could be made in the Resolution regarding the lighting.

Ms. Perrotta further referred to the Boswell Engineering report regarding utilities.

Mr. Alberque questioned the parking. Mr. Nicoletti stated current parking spots for the restaurant will be removed. There will be 34 parking spots for the entire building.

Mr. Alberque stated the application is worded incorrectly. The application is not to remove the restaurant but to change the use. Mr. DeVito confirmed this.

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.

Mr. Alberque motioned to carry the application to the February meeting and asked that Mr. Mike Kelly of Boswell Engineering and Mr. DeVito meet to discuss Mr. Kelly's report and return with a report for the Board clarifying the first Boswell report submitted. No further noticing is required. Seconded by Mr. Frontera.

Roll Call: Perrotta, Vorhees, Wohlrab, Frontera, Alberque, Orth, Morrissey.

Meeting adjourned at 8:48 p.m.

(Note: Please refer to the Transcription of the January 16, 2017 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
