

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

Minutes of
Regular Meeting
October 16, 2018

The Chairman called the 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: Present: Messrs. Cathcart, Vorhees, Frontera, Miele, Albuquerque and Morrissey
Absent: Mr. Orth and Ms. Perrotta

Correspondence: None

Ms. Miele read the Rules of Procedure.

Mr. Vorhees motioned to approve the minutes of the September 18, 2018 meeting. Seconded by Mr. Miele.

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

Case # 1537
Michael Theodorides
245-249 Teaneck Road
Block 116/Lot 1
Change of Use from Business to Residential with 6 units.

Case #1540
47 Ridgefield Avenue
Block 128/Lot 1
Change of Use from Residential/Business to Two Family Residential

Case #1540 - Mr. Michael Kates, Esq. requested an adjournment until the November meeting. Mr. Cathcart stated no new noticing will be required and the application will be heard at the November meeting.

Case # 1537
Michael Theodorides
245-249 Teaneck Road
Block 116/Lot 1
Change of Use from Business to Residential with 6 units.

Mr. Frontera recused himself.

Mr. Cathcart stated all noticing had been done and taxes are current. The Board is in possession of the report from Mike Kelly of Boswell Engineering.

Mr. Joseph Rotolo, Esq. presented the application to the Board. The application is for six residential units. Three one bedroom and three studios.

Mr. Rotolo acknowledged that there is only five voting members available and his client is prepared to proceed.

Mr. Rotolo presented Mr. Jason Ballinger - Architect, JLB Design, LLC. Mr. Cathcart accepted Mr. Ballinger as an expert witness. Mr. Ballinger was sworn in.

Mr. Ballinger prepared the architectural plans with a final revision of 8/21/18. Plans were marked as Exhibit A-1 10/16/18.

Mr. Rotolo presented Boyce McGroch - Land Surveyor, BLM Professional Land Surveyor and Planner. Mr. Cathcart accepted Mr. McGroch as an expert witness. Mr. McGroch was sworn in.

Mr. McGroch prepared the Site Plan with a final revision of 8/14/18. Plan was marked as Exhibit A2.

Mr. Rotolo presented Mr. David Karlebach, Planner. Mr. Cathcart accepted Mr. Karlebach as an expert witness. Mr. Karlebach was sworn in.

Mr. Karlebach prepared the Planner Report. Planner report was marked as Exhibit A3 10/16/18. Date of report is 4/18/18.

Meeting closed and open to the public.

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.

Sylvain Descamb, 234-238 Teaneck Road.
Veronica Reyes, 234-238 Teaneck Road.

Mr. Descamb and Ms. Reyes were sworn in. They addressed the Board with concerns about the size of the project and parking concerns.

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

Board went into a work session.

Mr. Kenneth Ochab, Ochab Associates, the Village Planner, addressed the Board.

Mr. Vorhees motioned to approve the application with a condition of approval that the applicant create a Developers Fee contribution for the Housing Trust Fund, the plans are reviewed with Fire Subcode for another means of egress for the center studio apartment on the basement level and also a buffer is addressed between the parking lot and the house in the back.

Mr. Vorhees motioned to adjourn the meeting. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Miele, Alberque, Morrissey

Meeting adjourned at 9:30 p.m.

(Note: Please refer to the Transcription of the October 16, 2018 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
