

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

Minutes of  
Regular Meeting  
November 20, 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, Orth, Morrissey

Absent: Messrs. Miele, Alberque, and Ms. Perrotta

Mr. Frontera read the Rules of Procedure.

**Correspondence:**

- NJ Planner September/October 2018

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

Case # 1537  
Michael Theodorides  
245-249 Teaneck Road  
Block 116/Lot 1

Mr. Cathcart polled the Board to see if everyone has read the Resolution. All members stated aye.

Roll Call: Cathcart, Vorhees, Morrissey

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

**Case #1535  
25 E. Winant Avenue  
Block 133.01/Lot 4  
Develop One Family - Height Variance**

Mr. Chang Noh, Esq. addressed the Board and asked for an adjournment of the application.

Mr. DeMarrais questioned Mr. Noh regarding the findings of the Boswell Engineering report, specifically showing the sub-division of the property as set for in the Resolution from 2018. Mr. Noh does not know if the sub-division has been done. Mr. DeMarrais stated the variance cannot be approved without proof of this being completed. Mr. Noh will work with the Engineer and the Architect. Mr. DeMarrais suggested a new application be completed and this application be

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withdrawn without prejudice toward a decision. Mr. Noh will have to supply the Board and Boswell Engineering with more information. Mr. Noh agreed to withdraw the application and re-apply and re-notice when ready.

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

Mr. Michael Kates, Esq. presented to the Board. Mr. Kates stated the application went to the Planning Board first and it should be heard by the Zoning Board because there is no site plan review. It is a two family house application. The application is being presented to build over the former tavern site on the property.

Mr. DeMarrais addressed the Board on the history of the application.

Mr. Cathcart explained to the public that Case #1535 has been dismissed and is required to re-apply.

Mr. Cathcart stated all noticing had been done and taxes are current.

Mr. Al Ziccone, Architect, was sworn in. Mr. Ziccone presented his qualifications to the Board. Mr. Cathcart accepted Mr. Ziccone as an expert.

Mr. Ziccone described the application to the Board.

Exhibit A1 11/20/18 - Ziccone Drawing Z-1A

There will be no change to the footprint except in the back to square up the building. They would like to improve the property and have it be a two family. It was previously a bar with an apartment. There is substantial parking for what is being proposed. Two apartments will be side by side.

This is a permitted use in the zone. There are no negative criteria. The positive criteria is that the area would be rid of an eye sore.

Ridgefield Avenue is a County road and the applicant will have to file with the County also.

Work Session.

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' in favor. No one appeared.

Mr. Vorhees motioned to approve the application as proposed. Seconded by Mr. Frontera.

Roll Call: Cathcart, Vorhees, Frontera, Orth, Morrissey

Mr. Vorhees motioned to approve starting the meetings in 2019 at 7:30 p.m.

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

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Meeting adjourned at 8:30 p.m.

**(Note: Please refer to the Transcription of the November 20, 2018 meeting for the rest of the minutes.)**

Respectfully submitted,  
Francine Orovitz

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