

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

**Minutes of
Regular Meeting
January 21, 2020**

Re-Organization of the Zoning Board

Mr. Cathcart stepped down.

The following were motioned.

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

Mr. Voorhees motioned to carry the 2019 membership over to 2020 including Board Attorney and Board Secretary. Mr. Frontera seconded.

Roll Call: Cathcart, Perrotta, Vorhees, Frontera, Alberque, Orth, Gandolfo, Portorreal

Re-Organization was adjourned.

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 2019.

Roll Call: Present: Messrs. Cathcart, Vorhees, Frontera, Alberque, Orth, Gandolfo and Ms. Perrotta

Absent: Mr. Morrissey

Mr. Vorhees motioned to approve the minutes of the December 17, 2019. Seconded by Mr. Alberque.

Roll Call: Perrotta, Vorhees, Alberque, Orth, Gandolfo, Portorreal

Correspondence:

- NJ Planner November/December 2019

Ms. Perrotta read the Rules of Procedure.

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

**Case #1539
100 Challenger Road
Block 24.02/Lot 2**

Whispering Woods

Mr. Kevin Kelly, Esq. presented to the Board. Mr. Kelly stated the application began in December, but the Board did not have a full quorum so it was carried to this meeting.

Mr. Kelly and Mr. DeMarrais stated five exhibits have already been marked.

Exhibit WW 1 - Proofs of Service

Exhibit WW 2 - Affidavit of Publication from the Record

Exhibit WW 3 - Resolution of Approval from January 15, 2019

Exhibit WW 4 - Settlement Agreement

Exhibit WW 5 - Colorized Version of the Sign

Mr. DeMarrais explained why the application is being heard again as a Whispering Woods case to the Board.

Mr. Hal Simoff, Engineer and Planner was sworn in and presented his credentials. Mr. Cathcart accepted Mr. Simoff as an expert.

Mr. Simoff prepared the original plan and participated in the mediation conferences. Mr. Simoff prepared the new sign plans which is what is being proposed.

WW6A - 6/29/18 (A2 in the original hearing) Reduced version of the previously original proposed, 14/48 elevated sign, Black and White.

Previously marked P3 and P4 - colorized versions of the old approved sign.

A1 - Aerial view of sign from the original hearing.

WW6B - Site Plan of current proposed sign. 600 sq. ft. 42' high.

WW7 - Comparison of old sign application and the new proposed sign.

The existing light blue sign will be removed.

Mr. Kelly stated the variances required are use and setback from the right-a-way, maximum height and size dimension which were approved at the last hearing. the current variances requested are reduced from the what was originally approved by the Board.

Mr. Simoff stated the NJ Turnpike has the plans for the new proposed sign, but they have not responded.

Ms. Perrotta asked if this sign is consistent with the settlement and Mr. Kelly stated yes.

Mr. DeMarrais stated it is in his opinion that the Whispering Woods criteria has been met.

Meeting opened to the public.

Mr. Cathcart stated no one from public was in attendance.

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

Roll Call: Cathcart, Perrotta, Vorhees, Frontera, Alberque, Orth, Gandolfo and Portorreal

Mr. DeMarrais stated for the record there was no controversy at this point and that the applicant will retain the exhibits.

Mr. DeMarrais discussed the application for 313 Bergen Turnpike regarding the escrow requested and the litigation for 53 Bergen Turnpike with the Board

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 8:30 p.m.

(Note: Please refer to the Transcription of the January 21, 2020 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
