

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

Minutes of
Regular Meeting
October 19, 2021

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 2020.

Roll Call: Present: Messrs. Cathcart, Vorhees, Frontera, Alberque, Orth, Morrissey, Gandolfo, Olcott and Ms. Velez

Absent:

Correspondence: None

Mr. Vorhees motioned to approved the minutes of the September 21, 2021 meeting. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Alberque, Orth, Gandolfo, Velez

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

Case #1574
33 Seventh Street
Block 33/Lot 10'
Dormer to existing attic and addition.

Mr. Vorhees motioned to approved the Resolution. Seconded by Mr. Alberque.

Roll Call: Vorhees, Alberque, Orth, Gandolfo, Velez.

Case #1576
124 Fourth Street
Block 9/Lot 33
Enlarge front porch.

Mr. Vorhees motioned to approve the Resolution. Seconded by Mr. Alberque.

Roll Call: Vorhees, Alberque, Orth, Gandolfo, Velez

Announce: That there is one (1) "A" appeal to be heard

Mr. Cathcart announced that the "A" Appeal which appeared on the agenda has requested an adjournment until the November 16, 2021 meeting. Mr. Alampi explained to the Board that this application has been adjourned for many months and suggested the Board adjourn it this last time and notify the applicant. If the applicant does not appear at the November 16th meeting the application will be dismissed without prejudice.

Mr. Vorhees motioned to grant the adjournment to the November 16th meeting. Seconded by Mr. Frontera.

Roll Call: Cathcart, Vorhees, Frontera, Alberque, Orth Morrissey, Gandolfo, Velez, Olcott.

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

Case #1575

71 Mt. Vernon Street

Block 89/Lot 16

Convert building to residential from mixed use.

Mr. Orth had to recuse himself.

Mr. Charles Sarlo, Esq. addressed the Board.

Mr. Cathcart stated noticing has been done and the taxes are current.

Mr. Gandolfo, Mr. Alberque and Mr. Orth had to recuse themselves.

Six members are left to vote on the application.

Exhibit A1 – 7/21/21 Email from Historic Preservation Committee.

Mr. Cesar Padilla, Architect, was sworn in and presented his credentials. Mr. Cathcart accepted Mr. Padilla as an expert witness.

Exhibit A2 – A1, A2 and A0 5/14/21. Plans

Mr. Padilla explained the plans to the Board. First and Second floors will be three-bedroom units and the third floor will be a one-bedroom unit. The footprint will not be touched.

Mr. Vorhees requested the application be reviewed by the Fire Department.

Meeting opened to the public for the architect. No one appeared.

Mr. Thomas J. Ricci, Planner, was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Ricci as an expert witness.

Exhibit A3 – Aerial Exhibit from Google Earth of property 10/19/21 1 of 2.

Meeting opened to the public for the Planner. No one appeared.

Exhibit A4 – Five photos from the architect.

Work Session

Mr. Vorhees motioned to hold the vote on the application until the Fire Department has a chance to review it and to have the vote at the November 16th meeting. Seconded by Mr. Frontera.

Roll Call: Cathcart, Vorhees, Frontera, Morrissey, Velez, Olcott.

Case #1578
100 Industrial Avenue
Block 151/Lot 2
Waster Service Facility – Use Variance

Mr. Sarlo addressed the Board.

Mr. Cathcart stated noticing has been done and taxes are current

Exhibit A1 – Letter from Westphale in response to Mr. Ochab’s report.

Mr. Anthony Kurus, Engineer was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Kurus as an expert witness.

Exhibit A2 – Site Plan, Six sheets 7/7/21. Sheet 3.00 shown.

Mr. John McDonough, Planner was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. McDonough as an expert witness.

Exhibit A3 – Planning exhibit.

Mr. Sarlo summarized the application.

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.

The meeting was closed to the public.

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

Roll Call: Cathcart, Vorhees, Frontera, Alberque, Orth, Morrissey, Gandolfo, Velez and Olcott.

Meeting was adjourned at 10:15 p.m.

(Note: Please refer to the Transcription of the October 19, 2021 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
