

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

Minutes of
Regular Meeting
May 18, 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, Morrissey, Gandolfo, Olcott and Ms. Velez

Absent: Messrs. Alberque and Orth

Mr. Cathcart dispensed of the reading of the Rules of Procedure since no one from the public was in attendance.

Correspondence:

- Letter from the County of Bergen Planning and Engineering
 - RE: Atlantis Management Group, 5 Winant Avenue
- NJ Planner March/April 2021

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

Resolution not available. Case will be memorialized at the June 15th meeting.
Case #1564
291 and 295 Main Street
Block 66/Lots 1 and 2
Height Variance

Announce: That there is one (1) case to be heard

Case #1559
78 Mt. Vernon Street
Block/Lot 80/23 and 89/15
Use Variance – 9 Residential units with 2 commercial units

Mr. Kevin Kelly, Esq. is representing the applicant. Messrs. Morrissey and Vorhees has to recuse themselves.

Mr. Stephen Quin, member of the Planning Board is here to ensure the Board had enough members to hear the application.

Mr. Alampi explained that the Board only has six members who can vote. The application was deemed complete on February 3, 2021 and asked Mr. Kelly to agree to the extension of the tolling period.

Case #1564
291 and 295 Main Street
Block 66/Lots 1 and 2
Height Variance – Continuation from the March 16, 2021 meeting

Mr. Alampi addressed the Board. The application was not voted on at the March meeting because the proceedings were extensive and the Board members wanted further time to review and reconcile their thoughts. A letter from Mr. De Felice was received addressing concerns of his mother's property. The letter was received after the last meeting. The Board has received an updated report from Ken Ochab dated 4/9/21. Mr. Sarlo cannot respond to the report. It is just reiterating the application and variances.

Mr. Cathcart asked the Board members if there were any questions.

Mr. Vorhees requesting that the night lighting not light up the neighbor's homes. Mr. Alampi explained that the lighting can be revisited in six months.

Mr. Alberque reiterated that there will be no lighting on the basketball court.

Mr. Gandolfi stated all his questions were answered.

No other questions from the Board.

Mr. Vorhees motioned to approve the application subject to the lighting stipulations. Seconded by Mr. Alberque.

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

Mr. Cathcart opened the meeting to the public for general comments. No one appears.

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

(Note: Please refer to the Transcription of the April 20, 2021 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
