

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

Minutes of
Regular Meeting
November 16, 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, Alberque, Orth, Morrissey, Gandolfo, Olcott
Mr. Morrissey joined the meeting at 7:39 p.m.

Absent: Vorhees, Frontera and Ms. Velez

Correspondence: None

Mr. Alberque motioned to approved the minutes of the October 19, 2021 meeting. Seconded by Mr. Orth.

Roll Call: Cathcart, Alberque, Orth, Gandolfo, Olcott

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

Case #1575

71 Mt. Vernon Street

Block 89/Lot 16

Convert building to residential from mixed use.

Mr. Alampi asked the Chairman to advise the public that Case #1575 71 Mt. Vernon Street has request an adjournment of the vote until the December meeting. No further noticing will be required. The case can be re-open provided Mr. Sarlo agrees to the tolling period.

Mr. Gandolfo read the Rules of Procedure.

Case #1578

100 Industrial Avenue

Block 151/Lot 2

Waster Service Facility – Use Variance

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

Roll Call: Cathcart, Alberque, Orth, Gandolfo, Olcott

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

**Case #1579
65 Orchard Street
Block 129/Lot 4
Extension**

Mr. Luis Orteda, was sworn in and explained the application to the Board.

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. Alberque motioned to approve the application. Seconded by Mr. Orth.

Roll Call: Cathcart, Alberque, Orth, Morrissey, Gandolfo, Olcott.

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

Mr. Frank DeVito, Esq. addressed the Board.

Mr. William Betesh, Esq. from the firm of Boggia and Boggia addressed the Board. Mr. Betesh is representing the Village of Ridgefield Park and the Building Dept.

Mr. Ochab, Village Planner, addressed the Board.

Mr. Paul DePrato, owner of P & P Landscaping was sworn in.

Mr. DeVito presented Mr. Martin Santini, Architect. Mr. Santini was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Santini as an expert witness.

Exhibit A1 – 11/16/21 – Photos and Site Location Plan of existing conditions 11/10/21.

Mr. Santini explained Exhibit A1.

Ms. Christine Nazzaro-Cofone, Planner was sworn in and presented her qualifications. Mr. Cathcart accepted Ms. Cofone as an expert witness.

Exhibit A2 – Certification from Gary Hageman

Exhibit A3 – Rent Roll from tax appeal. (2 pages addendum to tax appeal from Mr. Betesh's letter.

Due to the late hour the hearing will be carried to the January 18' 2022 meeting as there will be no December meeting.

Due to no quorum, there will be no December meeting.

Meeting was adjourned at 10:15 p.m.

(Note: Please refer to the Transcription of the November 16, 2021 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
