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

Minutes of Regular Meeting April 19, 2022

Regular Meeting

The Chairman opened the regular meeting.

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 2021.

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

Absent: Orth

Correspondence: None

Mr. Frontera read the Rules of Procedure.

Mr. Alampi suggested that moving forward all meetings should start with the Pledge of Allegiance. Board members agreed. Clerk was instructed to place it on the agenda for all future meetings.

Mr. Gerard Garofalow was sworn in as a new member of the Zoning Board.

Chairman announced there are two (2) applications to be memorialized.

Mr. Alampi addressed the Section A Appeal and the Section 68 Certificate for 16-18 Industrial Avenue. The Resolution was not available for the March meeting, but Mr. Alampi has it this evening along with the Certificate of Pre-existing Use.

Mr. Alberque motioned to approve the Resolution and the Certificate. Seconded by Mr. Frontera.

Roll Call: Cathcart, Alberque, Frontera, Morrissey, Velez, Gandolfo, Olcott

Case #1580 313 Bergen Turnpike Block 146/Lot 1

Mr. Alampi reminded the Board a vote did not happen at the last meeting because the applicant was to submit new plans. Mr. Mike Kelly, Boswell Engineering, is comfortable with the new plans. The applicant will have to get NJDEP permits. Mr. Kevin Kelly submitted the Title Report to Mr. Alampi and Mr. Mike Kelly.

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

Roll Call: Cathcart, Alberque, Frontera, Morrissey, Velez, Gandolfo, Olcott

Mr. Alberque motioned to memorialize the Resolution for 313 Bergen Turnpike. Seconded by Mr. Frontera.

Roll Call: Cathcart, Alberque, Frontera, Morrissey, Velez, Gandolfo, Olcott

Mr. Cathcart announced there is one (1) application to be heard.

Case #1581 Lexington Equities, LLC 36-46 Mt. Vernon Street Block 64/Lots 20, 21, 22 & 23

Mr. Gregory Asadorian, Esq. represented the applicant and presented to the Board.

Mr. Alampi addressed Mr. Asadorian and stated the application needs to be sent to the Historic Preservation Commission. Mr. Asadorian agreed to proceed with the hearing and then submit the application to the HPC.

The application is for preliminary and final site plan of the site. They are seeking relief for D1, D5, C Variances and parking relief. The application is for a twenty unit building, eighteen one-bedroom and 2 two-bedroom units.

Mr. James Virgona, Architect, Virgona and Virgona Architects was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Virgona as an expert witness. Mr. Virgona presented to the Board.

Exhibit A8 – Enlarged Colored Rendering of site dated 4/19/22. Exhibit A1 – Building Elevations dated 8/20/21 Exhibit A2 – Building Elevations dated 8/20/21 Exhibit A3 – Lobb and G1 Floor Plan dated 8/20/21 Exhibit A4 – G2 R1 Floor Plan dated 8/20/21 Exhibit A5 – R2 Floor Plan dated 8/20/21 Exhibit A6 – R2 Floor Plan dated 8/20/21 Exhibit A7 – Roof Plan dated 8/20/21

Meeting was opened to the public for questions to the Architect only.

Alberto Oliveras, 43 Grove Street Ann Herb-Schreiber, 16 Summit Street Janet Malool, 163 E. Grand Avenue Francis Donaruma, 55 Preston Street Brian Moriarty, 35 Fourth Street

Mr. Alberque motioned to carry the hearing to the May 17, 2022 meeting. Seconded by Mr. Garofalow.

Roll Call: Cathcart, Alberque, Frontera, Morrissey, Gandolfo, Garofalow, Velez, Olcott

Application will be carried to the May 17, 2022 meeting. Mr. Asadurian agreed to the extension of time of the tolling period.

(Note: Please refer to the Transcription of the April 19, 2022 meeting for the rest of the minutes.)

Respectfully submitted, Francine Orovitz