

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

Minutes of  
Regular/Re-Organization Meeting  
January 17, 2023

**Re-Organization**

Mr. Cathcart stepped down as Chairman. Opened the floor to nominations. Mr. Frontera nominated Mr. Cathcart as Chairman. No other nominations were made. Mr. Alberque seconded Mr. Cathcart as Chairman.

Mr. Cathcart nominated Mr. Alberque as Vice-Chairman. No other nominations were made. Mr. Frontera seconded Mr. Alberque as Vice-Chairman.

Mr. Cathcart motioned to approve Mr. Alampi as the Board Attorney for 2023. Seconded by Mr. Frontera.

Mr. Alberque motioned to approve Ms. Orovitz as the Board Secretary for 2023. Seconded by Mr. Cathcart.

Roll Call on all nominations: Cathcart – yes; Alberque – yes; Orth – no; Frontera – yes; Morrissey – yes; Gandolfo – yes; Olcott – yes

**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 2022.

**Roll Call:** Present: Messrs. Cathcart, Alberque, Frontera, Orth, Morrissey, Gandolfo, Olcott  
Absent: Garofalow

**Correspondence:** None

Mr. Alberque motioned to approve the minutes of the November 15, 2022, meeting. Seconded by Mr. Morrissey.

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

Mr. Alampi stated to the Board before moving forward, that the applicant for Case #1575, 71 Mt. Vernon Street, has requested a six-month extension of their approval. Mr. Alberque asked for the reasoning and Mr. Alampi stated he believed because of the rise in interest rates and construction costs. Mr. Alberque motioned to approve the request for the extension. Seconded by Mr. Cathcart.

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Roll Call: Cathcart, Alberque, Frontera, Morrissey and Olcott.

Announce: That there are two (4) applications to be heard.

**Case #1591**  
**122 Preston Street**  
**Block 67/Block 31**

Mr. Peter LaDolacetta, owner, was sworn in.

Mr. Cathcart stated noticing is complete and the taxes are current.

Ms. Jennifer Schmitt, 138 Fifth Street, Architect was sworn in. Ms. Schmitt presented the application to the Board. Ms. Schmitt explained the application is for a 15' x 30' shed which will be used solely for storage.

Ms. Schmitt discussed accessory structures and sheds with the Board members.

The case was opened to the public within 200' in favor.

Mr. James Schmitt, 118 Preston Street. Mr. Schmitt is in favor of the application.

The case was opened to the public inside 200' opposed.

Ms. Kathleen Davis, 2 Ehler Court. Ms. Davis presented a photo to the Board. It was marked as Exhibit 01 – Objector 1. The photo is of four sheds currently in Mr. LaDolacetta's yard from Ms. Davis' deck.

Ms. Alice Altounian, 4 Ehler Court. Ms. Altounian asked Ms. Schmitt questions regarding the shed. Ms. Altounian presented the Board with three pictures. They were marked as Exhibit 02 – Objector 2.

Ms. Linda Altounian, 4 Ehler Court. Ms. Altounian asked questions regarding the shed and building coverage.

Mr. LaDolacetta was recalled and was asked if his intent was to keep the current structures or will they all be removed. Mr. LaDolacetta stated this new shed will replace the ones on the property at this time.

The case was opened to the public within 200' opposed. No one appeared.

The case was opened to the public outside 200' in favor. No one appeared.

Mr. Frontera motioned to approve the application. All existing sheds will be removed, and the new shed will not exceed 450 sq. feet. Seconded by Mr. Alberque.

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

Jenna LaDolacetta, addressed the Board. The Chairman stated these are comments not questions.

**Case #1593**

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**64 Park Street  
Block 60/Lot 5**

Mr. Cathcart stated noticing is complete and the taxes are current.

Lucille Mascolo, owner, was sworn in. Ms. Jennifer Schmitt, Architect, presented to the Board. The application is for an extension to expand the current dining room and kitchen, repair the front stairs, extend the drive-way and remove the retaining wall. The extension will be on the side of the property.

Exhibit A1 1-17-23 – Two pages of four photos each.

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

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

**Case #1592  
Bergen Turnpike  
Block 14/Lots 1 and 2  
Construct 60 car storage.**

Due to the length of the applications being heard, this application will be carried to the February 21, 2023 meeting. No further noticing will be required from the applicant. Mr. Daniel Klein consented to the extension of time.

**Case #1583  
45-49 Winant Avenue  
Block 126, Lots 11 & 12**

Mr. Michael Edelson, Esq. presented to the Board. The application is to combine two lots into a four-story medical building.

Dr. Vladimir Meskin, 52 Lambert Drive, Sparta, manager and owner of practice was sworn in. Mr. Meskin explained his current business and the plans for the new building.

Mr. Mark Stefanelli, Architect, was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Stefanelli as an expert.

Exhibit A1 – 1/17/23 – Full set of architectural plans dated 11/4/22.

- Sheet 1 – Site Plan
- Sheet 2 – Ground Floor Plan
- Sheet 3 – Second floor dental offices design plan
- Sheet 4 – Third and Fourth floors
- Sheet 7 – Rendering of building.

Brian Intindola, Engineer, Neglia Group. Mr. Intindola presented his qualifications. Mr. Birchwale accepted Mr. Intindola as an expert for both Engineering and Planning.

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Exhibit A2 – 1/17/23 – Minor subdivision plans 11/9/22. Thirteen sheets.

Sheet 1 – Cover page  
Sheet 2 – Landscape Plan  
Sheet 3 – Site Plan, Soil Erosion and Sediment Plan  
Sheet 5 – Drainage Plan.

Mr. Cathcart stated due to the hour, it is now a good time to stop the hearing. Mr. Intindola will submit traffic data; trip generation report and analysis of parking before the next meeting. The hearing will reconvene at the February 21<sup>st</sup> meeting.

Meeting was adjourned at 10:20 p.m.

**(Note: Please refer to the Transcription of the January 17, 2023, meeting for the rest of the minutes.)**

Respectfully submitted,  
Francine Orovitz

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