

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

Minutes of Regular Meeting
May 16, 2023

Regular Meeting

The Chairman opened the regular meeting.

Pledge of Allegiance

Mr. Alampi 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, Garofalow
Olcott

Absent: Gandolfo

Rules of Procedure are listed on the Village website.

Correspondence: None

Case #1594
NJ Adult Medical Day Care
105 Challenger Road
Block 24.03/Lot 4.01

Mr. Alampi stated noticing was completed and are adequate and reviewed Mr. Ochab's report. The documentation that was submitted needs to be augmented, but the recommendation is to hear the witness testimony and then address Mr. Ochab's report.

Mr. Cathcart stated noticing was complete and taxes are current.

Mr. Philip Chapman, Esq. addressed the Board.

Mr. Ochab raised a procedural issue regarding the plans submitted. Architectural plans were received but no site plan was received. Mr. Ochab feels a site plan should be part of the application because it is a non-permitted use. It is his recommendation that the Board should have a site plan to review for building access, drop-off areas, parking etc.

Mr. Alberque motioned to hear testimony, but to have a site plan submitted for review by the next meeting, Seconded by Mr. Garofalow.

Roll Call: Cathcart, Alberque, Frontera, Orth, Morrissey, Garofalow, Olcott

JoanMarie Granato, owner and administrator was sworn in.

Mr. Edward Snieckus, Burgess Assoc. Licensed Planner and Landscape Architect, was sworn in. Mr. Snieckus presented his qualifications. Mr. Cathcart accepted Mr. Snieckus as an expert.

Mr. Alampi questioned if the architectural floor plans were part of the submission and how they were obtained.

Ms. Granato stated she hired an architect to make plans of the inside of the building.

Mr. David Gendy, Director of Nursing, was sworn in.

Mr. Ochab stated he will work with Mr. Sineckus regarding the site plan and what should be submitted to the Board.

Ms. Granato agreed to submit preliminary testimony regarding the application.

Exhibit A1 – Large set of plans submitted.

Ms. Granato gave background of the business and her background. Her mission is to help seniors and keep them out of institutions as much as possible and keep them in their community. Currently they are in Fair Lawn and want to move the facility to Ridgefield Park to be closer to the Korean community.

Mr. Snieckus presented to the Board the positive and negative criteria.

The meeting was opened to the public.

No one appeared.

Mr. Alampi reaffirmed that this application will not be voted on this evening but will be carried to the June 20th meeting with no further noticing required.

Case #1589 Appeal
Apache Auto Wreckers
Block 151/Lot 7
Appeal to Zoning Officers Decision of Non-Conformity

Mr. Cathcart stated a letter was received from Mr. DeVito requesting to adjourn their hearing until the July 18th meeting. Request was approved.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,
Francine Orovitz
