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

Minutes of Regular Meeting October 20, 2020

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 2019.

Roll Call: Present: Messrs. Cathcart, Vorhees, Alberque, Orth, Morrissey,

Gandolfo, Olcott and Ms. Velez

Absent: Mr. Frontera

Mr. Gandolfo read the Rules of Procedure.

Mr. DeMarrais explained to the Board that the Resolution for Case # 1563, Atlantis Management Group is still being reviewed and will be ready for memorialization at the November 17th meeting.

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

Case #1562 107 Central Avenue Block 125/Lot 12 Atlantic Management Group

Mr. Cathcart stated noticing has been done and taxes are current.

Mr. Charles Sarlo, Esq. presented to the Board. The application is for a re-use of the structure and to convert to six one-bedroom units.

Mr. Sarlo presented Mr. John Corak, Civil and Traffic Engineer. Mr. Corak was sworn in. Mr. Cathcart accepted Mr. Corak as an expert.

Mr. Corak reviewed the site plan which was submitted to the Board.

Exhibit A1 10/20/20 Aerial Exhibit of site and surrounding sites.

Exhibit A2 10/20/20 Site Plan – C1

Exhibit A3 10/20/20 C2 – Existing Conditions

Exhibit A4 10/20/20 C3 – Demolition Plan

Exhibit A5 10/20/20 C4 – Landscaping Plan

Exhibit A6 10/20/20 C5 – Grading and Utility Plan

Exhibit A7 10/20/20 C6 – Lighting Plan

Site has 8 parking spaces. RSIS required 11 spaced. Parking should have no negative impact.

Mr. Corak stated they will comply with all of Boswell Engineering's request.

Mr. Sarlo presented Mr. Peter Dito, Professional Architect. Mr. Dito was sworn in. Mr. Cathcart accepted Mr. Dito as an expert.

Mr. Dito presented to the Board.

Exhibit A8 10/20/20 Photos of Building dated 6/8/20 Exhibit A9 10/20/20 PD1 6/8/2020; Colorized version of the Basement Floor Plan Exhibit A10 10/20/20 PD2 – Colored rendering of the Floor Plan dated 6/8/2020 Exhibit A11 10/20/20 PD3 – Elevation Plans

Mr. Sarlo presented Mr. George Wheatle Williams, Planner. Mr. Williams was sworn in. Mr. Cathcart accepted Mr. Williams as an expert.

Mr. Williams presented to the Board.

Exhibit A12 10/20/20 Planner Handout. Consist of 9 pages of images.

Mr. Sarlo concluded the presentation.

Mr. Sarlo stated the applicant will stipulate to the payment for COAH instead of a unit.

The meeting was closed and opened to the public.

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. Vorhess motioned to approve as presented. Seconded by Mr. Morissey.

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

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 9:30 p.m.

(Note: Please refer to the Transcription of the October 20, 2020 meeting for the rest of the minutes.)

Respectfully submitted, Francine Orovitz