

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

Minutes of
Regular Meeting
January 19, 2021

This meeting was held via Zoom due to Governor Murphy's Executive Orders.

Re-Organization

Mr. Cathcart stepped down as Chairman.

Mr. Vorhees motioned to approved the same 2020.

Chairman: Dave Cathcart
Vice-Chair: Donald Vorhees
Attorney: Michael DeMarrais
Clerk: Francine Orovitz

All in favor. Aye.

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, Vorhees, Alberque, Orth, Morrissey,
Gandolfo, Olcott and Ms. Velez

Absent: Mr. Frontera

Correspondence: None

Mr. Vorhees motioned to approve the October 20, 2020. Seconded by Mr. Morrissey

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

Mr. Vorhees motioned to approve the November 17, 2020. Seconded by Mr. Morrissey

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

Mr. Vorhees motioned to approve the agenda for Case #1567, 125 Roosevelt Avenue. Seconded by Mr. Alberque.

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

The Rules of Procedure were screen shared by Ms. Orovitz so the public could view them.

There are two Resolutions to be memorialized.

Case #1565, 68 Highland Place
Case #1567, 125 Roosevelt Avenue

Mr. Vorhees motioned to approve the Resolution for Case #1565, 68 Highland Place. Seconded by Mr. Alberque.

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

Mr. Vorhees motioned to approve the Resolution for Case #1567, 125 Roosevelt Avenue. Seconded by Mr. Alberque.

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

Announce there are three (3) cases to be heard and one (1) appeal.

Case #1558

144 Sixth Street
Block 6/Lot 22
Variance

Case #1566
16 Paulison Avenue
Block 63/Lot 7
Use Variance

Appeal to Zoning Officer's Denial Decision
126 Union Place
Block 41/Lot 20

Case #1564
291 and 295 Main Street
Block 66/Lots 1 and 2
Height Variance

Case #1558
144 Sixth Street
Block 6/Lot 22
Variance

Mr. Conrad Powell was sworn in.

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

Mr. Powell addressed 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. Vorhees motioned to approve the application. Seconded by Mr. Alberque.

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

Case #1566
16 Paulison Avenue
Block 63/Lot 7
Use Variance

Mr. Morrissey recused himself.

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

Mr. Kevin Kelly, Esq. presented to the Board.

Exhibit A1 – Proof of service supplied.

Exhibit A2 – Zoning Application

Exhibit A3 – Checklist

Exhibit A4 – Denial Letter

Mr. Kelly presented Mr. Paul Brooks, owner of 16 Paulison, LLC. Mr. Brooks was sworn in.

Exhibit A5 – Site Plan Revised

Exhibit A6 – Survey – Steven Koestner 11/14/19

Exhibit A7 – Photographs – 25 consisting of existing conditions in the building

Mr. Kelly and Mr. Brooks described the photos to the Board.

Exhibit A8 – Building permit found on the premises from 12/26/1939.

Exhibit A9 – Blue Prints found on premises from 7/16/1952.

Mr. Brooks described his plumbing business. It is only an office with no customer traffic and three employees. The garage will be used to store tools. A small mini-van and pick up will be parked at 16 Paulison Avenue in the driveway. There will be no change to the footprint of the building.

No questions from the Board.

Mr. Al Zacccone, Architect. Mr. Cathcart accepted Mr. Zacccone as an expert.

Mr. Zacccone shared his plans with the Board.

No questions from the Board.

Mr. Kelly stated that Mr. Brooks is investing in the Community and would not object to addressing the front facade of the building.

Mr. Ken Ochab, the Village Planner, addressed the Board. Mr. Ochab suggested changing the first floor to a one bedroom unit and two bedrooms would be too small. Mr. Brooks agreed and this change would also reduce the parking requirements.

Mr. Ochab recommends no Affordable Housing units because of the current conditions.

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. Vorhees motioned to approve subject to the recommendations from Mr. Ochab.. Seconded by Mr. Alberque.

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

Appeal to Zoning Officer's Denial Decision
126 Union Place
Block 41/Lot 20

Mr. Kelly addressed the Board. Mr. Andre' Gonzalez was sworn in,

Exhibit A1 – Mr. Kelly's letter dated 10/22/2020
Exhibit A2 – Tax card for property showing it is a one-family.
Exhibit A3 – Layout prepared by owner 1st floor
Exhibit A4 – Layout prepared by owner 2nd floor
Exhibit A5 – Outside and Ground level photo
Exhibit A6 – Ground level photo
Exhibit A7 – Office and Laundry
Exhibit A8 – Entertainment room and kitchenette
Exhibit A9 – Photos of back bedroom and hallway
Exhibit A10 – Stairs to upstairs and living room on second floor
Exhibit A11 – Kitchen on second floor
Exhibit A12 – Two bedrooms
Exhibit A13 – Master and upstairs bathroom
Exhibit A14 – Outside meter for house.

There is one hot water heater, one furnace and one a/c unit for the entire house.

Mr. Kelly cited two cases regarding summer kitchens and stated this is a one family, multi-generational requesting to override the Zoning Officials decision. The owner is looking to keep the summer kitchen.

Mr. Cathcart asked about the space on the first floor and stated it looks like an apartment. Mr. Kelly responded it will be left as is and would need separate utilities for an apartment. This will not be a two-family and will stipulate if a two-family is requested it will have to come before the Board. This will have to be stipulated to any buyers of the property in the future.

Mr. Alampi stated to stipulate only family members can be on the first floor.

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. Vorhees motioned to approve subject to all stipulations stated. Seconded by Mr. Gandolfo..

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

Case #1564
291 and 295 Main Street
Block 66/Lots 1 and 2
Height Variance

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

Mr. Charles Sarlo, Esq. presented to the Board and explained the application. Mr. Sarlo the application is to remove the two homes currently on the properties and combine the lots for a one family residence.

Mr. Sarlo presented Mr. Tom G. Stearns, III. President of GB Engineering, LLC. Mr. Stearns was sworn in and presented his credentials. Mr. Cathcart accepted Mr. Stearns as an expert.

Mr. Stearns addressed Mr. Ochab's letter dated 11/23/2020.

Exhibit A1 – Application 10/15/2020

Exhibit A2 – GB Engineering Drawings Sheet 4 of 4 and 3 of 4 Site Plan; Grading and Drainage.

Mr. Cathcart opened the meeting to the public to ask questions of Mr. Stearns.

Mr. John DeFelice, 29 Palms, California. Mr. DeFelice is speaking for his mother who resides at 311 Main Street, Ridgefield Park.

The application was adjourned until the February 16, 2021 meeting. The applicant will not have to re-notice.

(Note: Please refer to the Transcription of the January 19, 2021 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
