

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

Minutes of Regular Meeting  
November 19, 2013

The Chairman, Mr. Cathcart, called the meeting to order at 8:00 p.m. in the Municipal Building.

The Chairman 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 28<sup>th</sup> day of December 2012.

**Roll Call:** Present: Messrs. Cathcart, Vorhees, DellaFave, Wohlrab, Miele, Alberque, Orth, and Ms. Perrotta

Absent: Mr. Frontera

Mr. Vorhees moved the minutes of the October 15, 2013 meeting be approved. Seconded by Mr. Alberque

Roll Call: Cathcart, Perrotta, Vorhees, Wohlrab, Alberque

Ms. Perrotta moved to approve the 2014 meeting dates. Seconded by Mr. Alberque

Roll Call: Cathcart, Perrotta, Vorhees, DellaFave, Wohlrab, Miele, Alberque, Orth

**Correspondence:**

- Mayor's Advisory RE: League Foundation Releases Latest White Paper
- Letter from Mayor Fosdick to Assemblyman Gary S. Schaer 10/25/13
- New Jersey Planner September/October 2013
- Mayors Advisory RE: Appellate Decision on Zoning for Mixed Market Rate And Affordable Housing

Ms. Perrotta read the rules of procedure.

**\*The Chairman announced there is (1) case to be memorialized.**

Case #1491 139 Arthur Street Block 20.02/Lot 1 Variance

Mr. Wohlrab read the motion into the record.

Motion to approve by Mr. Vorhees.

Roll Call: Cathcart, Perrotta, Vorhees, Wohlrab, Alberque

**\* The Chairman announced there are (3) new cases to be heard.**

Mrs. Susan Goldblatt was sworn in. Mr. Al Zacccone, Architect/Planner of Albert S. Zacccone was sworn in.

Mr. Cathcart stated notice was completed in the Record newspaper and the taxes are current.

Mr. Cathcart read the denial letter from Mr. Edward Ballard into the record.

Mrs. Goldblatt presented the case to the Board. They want to add a garage and also to expand the house from a two bedroom.

Mr. Zacccone explained the application to the Board. The proposal is a three bedroom home with a garage. The proposal will maintain the same look of the existing building with a single car garage and den.

Ms. Perrotta asked is there were other options. Mr. Zacccone responded yes they did look into other options, but none of them would be viable.

Mr. DellaFave asked if this would create a new curb cut. Mr. Zacccone responded yes, but they will remove the current curb cut and create a new curb cut to the other side of the property by the new garage and driveway.

Mr. Mieles asked if the other houses are the same size. Mr. Zacccone responded they are just a little bigger.

Mr. DeMarrais asked Mr. Zacccone to clarify the setback of 5.33'.

Mr. Wohlrab asked how this look compares to the other homes. Are there any comparable? Mr. Zacccone responded yes, there are some on the southerly side of the street. Mr. Zacccone noted 84 Highland Avenue and their addition.

Mr. Wohlrab is concerned about the character of the street and the openness.

Ms. Perrotta is concerned about the frontage of the house and the openness of the street.

Mr. Alberque questioned how many cars will the new driveway hold. Mr. Zacccone stated is will hold up to two cars wide with one in the garage.

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

Mrs. Solarno and Mr. Juan Aristizadal were sworn in.

Mr. Cathcart stated notice was completed in the Record newspaper and the taxes are current.

Mr. Cathcart read the denial letter from Mr. Edward Ballard into the record.

Mrs. Solarno told the Board she and her husband just bought the house a few months ago. They have two teenage daughters and want to have privacy to enjoy their yard.

Mr. Alberque asked if the fence will be staggered with the elevation of the property. Mr. Aristizadal stated yes it will step down. Mr. Alberque also had concerns with a 6' fence on the front of the property.

Mr. Wohlrab agreed with Mr. Alberque's concern.

Mr. Mieles asked if the top 2' could be lattice instead of a solid design. Mr. Aristizadal stated this would cost more.

Mr. DeMarrais marked the survey as A1 11/19/13 and the proposal plan from Bergen Fence as A2 11/19/13.

Mr. Vorhees had objections to a 6' fence.

No further 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 within 200' opposed. No one appeared.

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

**Case #1494    92 Seventh Street    Block 13/Lot 26                      Variance**

Mrs. Geraldine Cryan and Mr. Andrew Cryan were sworn in.

Mr. Cathcart stated notice was completed in the Record newspaper and the taxes are current.

Mr. Cathcart read the denial letter from Mr. Edward Ballard into the record.

Mrs. Cryan presented the case to the Board. They are homeowners for 38 years and are asking for a driveway out of necessity. Currently there is no driveway.

Mr. DellaFave asked if the driveway would be on the north side of the house going to the garage. Mrs. Cryan stated the driveway would only be half way down the house.

Mrs. Cryan stated to the Board they currently park on the street, but do have a garage. The only way to the garage is through an easement off North Ave. The easement is never plowed.

Mr. DeMarrais asked if the driveway would be 10' x 30' and 30' from the sidewalk.

Photo marked as A1 11/19/13.

Mr. Ed Galas of Cage Construction was sworn in as an expert witness.

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

The case was opened to the public. No one appeared.

The Board went into a Work Session to discuss the cases.

**Case #1492 124 Grand Avenue Block 52/Lot 9 Variance**

Mr. Vorhees motioned to approve as proposed. Seconded by Mr. Miele.

Roll Call: Cathcart – yes, Perrotta – no, Vorhees – yes, DellaFave – yes, Wohlrab – no, Miele – yes, Alberque – yes. Approved 5 -2.

**Case #1493 514 Lincoln Avenue Block 52/Lot 9 Variance**

Mr. Alberque motioned to approve as presented. Seconded by Ms. Perrotta

First vote.

Roll Call: Cathcart – yes, Perrotta – yes, Vorhees – no, DellaFave – no, Wohlrab – no, Miele – no, Alberque – yes.

Board discussed case further and took a second vote.

Mr. Vorhees motioned to approve subject to 6' fence with top 2' lattice along Lincoln Avenue from the driveway to the chain link fence. Seconded by Mr. Alberque.

Roll Call: Cathcart – yes, Perrotta – yes, Vorhees – yes, DellaFave – yes, Wohlrab – yes, Miele – yes, Alberque – yes. Approved

**Case #1494 92 Seventh Street Block 13/Lot 26 Variance**

Ms. Perrotta motioned to approve the application as presented. Seconded by Mr. Alberque.

Roll Call: Cathcart, Perrotta, Vorhees, DellaFave, Wohlrab, Miele, Alberque

**Case #1489 68 Highland Avenue Block 30/Lot 9**

Board discussed the approval, from May 2013, to renovate a two family residence to a one family. Applicant has returned to the Building Dept. to demolish the property and re-build a one family house. The Board determined the applicant is required to return to the Board as a new application.

Mr. Vorhees motioned to adjourn meeting. Ms. Perrotta seconded.

Meeting adjourned at 9:17 p.m.

**(Note: Please refer to the Transcription of the November 19, 2013 meeting for the rest of the minutes.)**

Respectfully submitted,

Francine Orovitz