

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

Minutes of Regular Meeting
October 15, 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 28th day of December 2012.

Roll Call: Present: Messrs. Cathcart, Vorhees, Wohlrab, Frontera, Alberque, Ms. Perrotta

Absent: Messrs. DellaFave , Mieleles, Orth

Mr. Vorhees moved the minutes of the July 16, 2013 meeting be approved. Seconded by Ms. Perrotta.

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

Correspondence:

- Mayors Advisory RE: A-2586 & S-1534 Exempts Private Institutions of Higher Education From MLUL Requirements 10-22.
- E-Mail from Tara O'Grady RE: Municipal Land Use Law Amended 10-12.
- Mayors Advisory RE: Supreme Court Affordable Housing Decision 10-03

Ms. Perrotta read the rules of procedure.

***The Chairman announced there is (1) new case to be heard.**

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

Mr. Cathcart stated proper notice has been served upon property owners within 200' and proper publication was noticed in the Record on October 2, 2013. Mr. Cathcart also stated taxes are current on the property. The application is for a variance to install a six foot fence.

Mr. Steven R. Kutz presented the application to the Board. Mr. Kutz explained he wants to block off his property from the street because of a new above ground pool and his special needs child. Mr. Kutz presented five photos into evidence. The photos were marked P1 – P5. These photos show the existing wood fence and the new fence prior to it being taking down according the Building Department. Mr. Kutz explained to the Board he was given a permit for a 4' foot and instead installed a 6'. The Building Department received a complaint about the 6' and he was told to remove the fence and present the application to the Board.

Mr. DeMarrais asked if the fence will be built in conformity to the plans according to the survey from GB Associates Inc. dated September 14, 1992 and as modified by the applicant and submitted to the Board. Mr. Kutz indicated yes.

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

Mr. Vorhees motioned to approve the application as presented. Seconded by Mr. Frontera

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

Mr. Vorhees motioned to adjourn meeting. Mr. Frontera seconded.

Meeting adjourned at 8:19 p.m.

(Note: Please refer to the Transcription of the October 15, 2013 meeting for the rest of the minutes.)

Respectfully submitted,

Francine Orovitz