

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

Minutes of Regular Meeting
May 20, 2014

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 2013.

Roll Call: Present: Messrs. Cathcart, Vorhees, Frontera, Alberque, Orth, Ms. Perotta

Absent: Messrs. DellaFave, Wohlrab, Miele

Mr. Vorhees moved the minutes of the March 18, 2014 meeting be approved. Seconded by Ms. Perotta.

Roll Call: Cathcart, Perrotta, Vorhees, Alberque

Ms. Perrotta moved the minutes of the April 15, 2014 meeting be approved. Seconded by Mr. Vorhees.

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

Correspondence:

- Mayor's Advisory RE: New Procedure for Financial Disclosure Statements 4/25/14 (04-39)
- Mayor's Advisory RE: Affordable Housing, COAH to meet on April 30. 4/28/14 (04-38)
- Mayor's Advisory RE: Affordable Housing COAH proposes new regulations. 4/30/14 (05-08)
- Membership Advisory RE: The NJLM and the NJPO present "A Review of the New COAH Regulations" Webinar. 5/13/14 (05-28)

Mr. Cathcart dispensed of the reading of the rules of procedure since there are no new cases to be heard and no one from the public was present.

***The Chairman announced there are (2) cases to be memorialized.**

**Case #1495 162 Main Street; Won Buddhism of America; Block 95/Lot 7
Use Variance**

Mr. Orth read the resolution into the record.

Motion to approve by Mr. Vorhees. Seconded Mr. Perrotta

Roll Call: Cathcart, Perrotta, Vorhees, Alberque

**Case #1497 50 Overpeck Avenue; Stolar Capital LLC; Block 108/Lot 17
Variance**

Ms. Perrotta read the resolution into the record.

Motion to approve by Mr. Vorhees. Seconded Mr. Frontera.

Roll Call: Cathcart, Perrotta, Vorhees – NO, Frontera, Alberque, Orth

Case # 1495 – 162 Main Street.

Mr. DeMarrais stated to let the record reflect five affirmative votes are needed for a Use Variance. Five votes in favor were cast at the original hearing of April 15, 2014 for Case #1495, 162 Main Street. Mr. Mieses, who voted in favor of the application, is not in attendance. Four votes in favor memorializing the Resolution of 162 Main Street are sufficient.

Case #1496 New Cingular Wireless PCS/AT&T

Mr. DeMarrais stated to let the record reflect the Intermodule Study, requested by the Board at the initial hearing, was just delivered to the Board minutes before this evenings meeting. The Board wishes to send the study to an expert for review and the Resolution will be held until the June 17, 2014 meeting.

Mr. Alberque motioned that the Board requests the study to be submitted to an expert for review.

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

Case #1489 – 68 Highland Place was discussed. Mr. DeMarrais will send a letter to Mr. Michael Landolfi requesting a review of the plans to see if they are conforming to the Boards approval and the Resolution.

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

Roll Call: Cathcart, Perrotta, Vorhees, Frontera, Alberque and Orth

Meeting adjourned at 8:19 p.m.

(Note: Please refer to the Transcription of the May 20, 2014 meeting for the rest of the minutes.)

Respectfully submitted,

Francine Orovitz