

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

Minutes of Regular Meeting
March 18, 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, DellaFave, Miele, Albuquerque, Orth, Ms. Perotta
Absent: Messrs. Wohlrab, Frontera and Orth

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

Roll Call: Cathcart, Perotta, Vorhees, Albuquerque

Ms. Perotta read the rules of procedure.

Correspondence:

- NJLM to Municipal officials RE: COAH 3/7/14
- Mayors Advisory RE: COAH Files for Extension of Time Frame

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

Case #1495 162 Main Street, Won Buddhism of American
Block 95/Lot 7
Use Variance

Mr. Edward McCann of McCann and McCann, 291 Main Street, Ridgefield Park, NJ presented the case to the Board.

Property purchased February 2011 and repairs and modifications have been done to the structure. The facility is currently being used as offices and living quarters. The application is to permit the use of the facility as a religious facility for their congregation.

Mr. DeMarrais stated he spoke with Mr. McCann regarding the section of the Zoning Ordinance regarding Conditional Use. The section was read and determined that this application may have to present to the Planning Board. Mr. McCann disagreed. Mr. DeMarrais will review further and discuss with Mr. Quirk, attorney of the Planning Board, for determination.

Mr. Cathcart stated taxes are current and noticing ran on March 3, 2014.

Mr. McCann presented Mr. Adnan Khan, AWZ Engineering, 150 River Road Suite #B3, Montville, NJ 07045 as the Engineer.

Mr. Khan was sworn in and accepted as an expert.

Mr. Kahn prepared the site plan and presented the plans to the Board.

Mr. Kahn presented six pictures of the property to the Board and they were accepted and marked at Applicant 1 – 6, 3/18/14.

A1- Front of House

A2 – Front and side of parking

A3 – Side of structure and parking lot

A4 – Rear of Property with access doors from the basement

A5 – Interior (Proposed prayer area)

A6 – Interior (Proposed prayer area)

The Board questioned the egress from the basement.

Occupancy Load was discussed.

Mr. McCann presented Reverend So, Won Buddhism of America, 162 Main Street, Ridgefield Park, NJ 07660.

Reverend So was sworn in. The Reverend described the current facility. Reverend So explained there are currently 15 members of the congregation, but they hope to expand.

Reverend Doyen Park, 431 E. 57th Street, New York, NY 10022. Reverend Park was sworn in and explained the Won Buddhism of America in Manhattan and Flushing.

The case was opened to the public within 200' in favor. No one appeared.

The case was opened to the public within 200' opposed.

Dianne Beriberi, 3 Spruce Avenue, Ridgefield Park, NJ. Ms. Barbieri stated she spoke in front of the Board during the last hearing. She is concerned about the parking. She stated the neighbors already have to deal with a horrible parking situation.

The case was opened to the public outside 200' in favor.

Ron Stevens, 313 Lisa Place, North Brunswick, NJ 08902. Mr. Stevens stated he is associated with Won Buddhism and is available for questions regarding the congregation. Mr. Stevens stated he attends whatever facility he can and he has attended Ridgefield Park where the Reverend So has counseled him.

Jeanne Sorensen, 419 70th Street, Guttenberg, NJ 07093. Mr. Sorensen spoke on behalf of the temple. She has attended the Manhattan temple. She travels by mass transit and believes most of the parishners will car pool.

Siwon Park, 35 River Drive South, Jersey City, NJ 10073. Ms. Park spoke on behalf of the temple. She is a member and translator.

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

The Board went into a work session.

Mr. DeMarrais advised the Board regarding the application.

Mr. McCann interjected regarding extra egress from the basement.

Board discussed having the applicant return with new plans showing the new egress from the basement and also Mr. DeMarrais will contact Planning Board for their response.

The Board was polled to hold the application to the April 15, 2014 meeting.

Mr. Vorhees, yes; Mr. Alberque, yes; Ms. Perrotta, yes; Mr. DellaFave, yes; Mr. Mieles, yes.

The Board has no objections but will wait to vote until changes are viewed on the new plans.

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

Meeting adjourned at 9:31 p.m.

(Note: Please refer to the Transcription of the March 18, 2014 meeting for the rest of the minutes.)

Respectfully submitted,

Francine Orovitz