

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

Minutes of Regular Meeting
November 17, 2015

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 31st day of December 2014.

Roll Call: Present: Messrs. Cathcart, Vorhees, Wohlrab, Frontera, Miele, Orth, Morrissey
And Ms. Perrotta

Absent: Mr. Alberque

Mr. Wohlrab read the rules of procedure into the record.

Correspondence:

- Memo from D. Hansen RE: 181 Main Street, Case #1508
- 2016 Meeting Dates

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

Case #1506
Verizon Wireless
265 Main Street
R-4 Zone
Block 74/Lot 1

Ms. Perrotta read the Resolution into the record. Motioned to approve by Mr. Vorhees. Seconded by Ms. Perrotta.

Roll Call: Perrotta, Vorhees, Wohlrab, Miele, Orth

***The Chairman announced there are (2) cases carried from the October meeting to be heard.**

Case #1507
Sunoak Sul
78 Mt. Vernon Street
C1-H Zone
Block 80/Lot 23
Use Variance – Day Care Center

Case #1508
Rossana Guernero

181 Main Street
C1-H Zone
Block 89/Lot 7
Use Variance - Day Care Center

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

Case #1509A
Mr. and Mrs. Tabasco
22 Teaneck Road
R-2 Zone
Block 141/Lot 34
Variance – Expansion of Driveway

Case #1509A – Tabasco - 22 Teaneck Road

Mrs. Kathleen Tabasco was sworn in.

Mr. Cathcart stated taxes are current and proof of service has been filed.

Mrs. Tabasco presented her application to the Board.

Exhibit A1 – All County Survey dated 6/3/15.

Paving will conform to the plans submitted to the Board.

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

Mr. Orth motioned to approved application. Seconded by Mr. Frontera.

Roll Call: Cathcart, Perrotta, Vorhees, Wohlrab, Frontera, Miele, Orth, Morrissey

Case #1507 – Sunoak Sul - 78 Main Street

Mr. Morrissey excused himself for personal reasons. Mr. Orth excused himself because he owns property within 200' of the property.

Mr. DeMarrais advised Mr. Kelly that there were only six voting members available to hear the application. Mr. Kevin Kelly and his client decided to move forward with their presentation of the application.

Mr. Cathcart stated taxes are current and proof of service has been filed.

Mr. Kevin Kelly of Kelly, Kelly, Kelly and Marratta presented to the Board.

Property owner is LHS, LLC and the Lighthouse School operates under this.

Application is for a day care and office use at 78 Mt. Vernon Street and property has a parking lot at 65-67 Mt. Vernon Street.

Ms. Sunoak Sul, Principle of Lighthouse School was sworn in. 65 West Main Street, Bogota, NJ.

Ms. Sul was questioned by Mr. Kelly. Ms. Sul has a background in education. Ms. Sul presented to the Board. Application is for a daycare of children 2 ½ to 13 years of age, possibly a little older for private tutoring. Capacity will be 115 students. Hours will be 7:45 a.m. to 7:00 p.m. with no weekends. There will be 8 – 9 staff members. The office will be rented out for professional use, no retail and will have a separate entrance.

Mr. DeMarrais asked if the application was for both 78 Mt. Vernon Street and the parking lot at 65-67 Mt. Vernon Street. Mr. Kelly responded yes.

Ms. Sul stated they will remove the two parking spots behind the building to increase the outdoor space for the students.

Mr. DeMarrais opened the application to the public for any comments. There was no response.

Mr. Kelly presented Mr. In-Ki Hung, Architect, 656 Terhune Road, Ridgewood, NJ was sworn in. Mr. Hung presented his credentials to the Board. Mr. Cathcart accepted Mr. Hung as an expert.

Mr. Hung prepared the application. Mr. Hung explained the plans to the Board. The footprint of the building is not changing and the parking lot is not changing.

Exhibit A1-A200 – Proposed Floor Plan - First Floor Day Care 4919 sq. ft.; Second Floor – Business/Professional use one third use and Day Care will be two thirds use - 1400 sq. foot professional use. There is no access to the Day Care from the professional use.

Exhibit A2-FP200 – Fire Protection Plans

Exhibit A3-FP100 – Proposed Egress Plan

Exhibit A4-A20 – Site Plan

Parking lot has 26 existing spaces, striping will be improved. Requirement is 6 for business and 16 for educational use. The parking requirement of the ordinance is compliant. The parking lot will be resurfaced and re-striped.

Mr. DeMarrais opened the application to the public for any comments. There was no response.

Mr. George Wheatle Williams, Planner, Nishvane Group, LLC, 105 Grove Street, Montclair, NJ. Mr. Williams presented his credentials to the Board. Mr. Cathcart accepted Mr. Williams as an expert. Mr. Williams presented to the Board. It is in his professional opinion that the Board can grant a D2 variance.

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

Mr. Kelly summarized the application. The Board went into Executive Session to discuss. Mr. Kelly took all the exhibits.

Mr. Vorhess motioned to approved the application. Seconded by Mr. Frontera.

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

Case #1508 – Rosanna Guerero - 181 Main Street

Mr. Cathcart stated the taxes are current and proof of service has been filed.

Mr. Dominick Iannarella, Esq. of Iannarella, Bruno & Iannarella presented to the Board.

Mr. Iannarella stated the application was started in October.

Ms. Rossana Guerero, 181 Brinkerhoff Street, Ridgefield Park was sworn in. Ms. Guerero explained the application to the Board. Ms. Guerero will be the Director of the Center.

Would like to open a Day Care for 22 children, ages 2 ½ to 13. Hours will be 7:00 a.m. to 7:00 p.m. Monday through Friday with future Saturday classes. There will be four staff, five with the owner.

Mr. Matthew Evans, Architect/Planner, 470 Chamberlain Ave, Paterson, NJ presented his credentials to the Board. Mr. Cathcart accepted Mr. Evans as an expert. Mr. Evans explained the Site Plan to the Board.

Exhibit A1 – Site Plan dated 9/14/15.

Mr. Ianarella presented new plans to the Board which were never presented to the Secretary prior to the meeting.

Exhibit A2 – Preliminary Plans revised 11/15/15.

Board requires new plans to be submitted prior to the December 15th meeting.

Case #1508 is carried to the 12/15/15 meeting.

No further notification will be required.

Mr. Alberque motioned to adjourn the meeting. Seconded by Mr. Vorhees.

Roll Call: Cathcart, Perrotta, Vorhees, Wohlrab, Frontera, Miele, Orth, Morrissey

Meeting adjourned at 10:19 p.m.

(Note: Please refer to the Transcription of the November 17, 2015 meeting for the rest of the minutes.)

Respectfully submitted,
