

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

Minutes of Regular Meeting
August 21, 2007

The Chairman, Mr. Cathcart, called the meeting to order at 8:05 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 et seq., notice of which was published in the Record on the 22nd day of December 2006 and in the Jersey Journal on the 27th day of December, 2006.

Roll Call: Present: Messrs. Cathcart, McCormack, Wohlrab, & Spontak

Absent: Messrs. Morton, Vorhees, DellaFave, MacNeill, & Ms. Perrotta

A motion was made to accept the minutes of the July 17, 2007, meeting as prepared; all in favor with the exception of Mr. Wohlrab, who abstained.

Correspondence:

Permit Fee Log & Certificate Log from Bldg Department – July 2007
Letter from Attorney for J&M Builders re: carrying case to September meeting
Letter from Village attorney re: J&M Builders' proposal to dedicate land to Village
Letter from Attorney for Reaxiom Group, re: scheduling of application
Letter from homeowner of 39 Webster, re: alteration of plans approved by Board
Memo from Construction Official referring request of 39 Webster to Board
Memo from NJ League of Municipalities, re: Office of Smart Growth
Copy of Revised Residential Site Improvement Standards, from NJ DCA
Copy of memo from attorney for Shaker (Case 1406) to Zoning Officer

The Chairman announced that Case # 1410 – 421 Main St. LLC – Block 16.01, Lot 2 – has requested to be carried without need to re-notice, as the applicant was unable to be available for tonight's meeting. The Chairman announced to all present that Case # 1410 would be carried to the October 16, 2007 meeting, without need to renote or republish.

The Chairman announced that there is one (1) application to be heard at the meeting:

Case # 1412 Block 140/Lot 13 – 39 Teaneck Road – Melo (variance)

As the only members of the public present at the meeting were the applicants for the above case, the Chairman dispensed with reading the Rules of Procedure.

Case # 1412 – Block 140/Lot 13 – 39 Teaneck Road (Melo)

An application to pave the front yard to create a driveway, requiring a variance from the maximum improved lot coverage requirement. The applicant, Yolanda Melo of 253 Bay Avenue, Cliffside Park, was sworn in. She did not produce the proof of service or publication. She did not understand the directions. Juan Vaccaro of 39 Teaneck Road, family member of the applicant, was sworn in. He testified that the driveway was already done. He indicated they had not applied for a permit to do this. The Chairman advised the applicant that the hearing could not be held tonight, as proper notice was not given to adjoining property owners and no notice was placed in the Record newspaper. The hearing was set for October 16, 2007. The applicant will seek assistance from family members and the Board Secretary to be certain the requirements for notice and publication are done correctly for October.

The Chairman announced that there is a resolution to memorialize for Case no. 1406 – Shaker – Block 61, Lot 6 – 71 Park Street. There was discussion that at the July 17, 2007 meeting, the vote was 4 to deny the application and 2 to approve. Tonight, there are only 4 members present to vote on the resolution to deny.

The resolution to deny the application was read into the record. Mr. McCormack, seconded by Mr. Cathcart, made a motion to approve the resolution as prepared, denying the application.

Roll Call: Mr. Cathcart – Yes Mr. McCormack – Yes
 Mr. Wohlrab – No Mr. Spontak – Yes

The resolution was approved. Mr. Spontak indicated that after considering the factual findings outlined in the resolution, he changed his vote from being against denying the application, to being for denying the application.

New Business:

The Board reviewed a letter from Eunjin Choi, regarding Zoning Board Case# 1391 – 39 Webster Street, which had been approved on October 17, 2006. The applicant wrote that they wished to revise the plans that had been approved by the Board, to add two bathrooms. The Board members reviewed the submitted plans, discussed the request and felt that there was no problem allowing this change, as there was no increase in the footprint of the building. The Chairman directed the Board attorney to prepare a letter to the Building Department, indicating that the Zoning Board of Adjustment approved the change to the floor plan, reiterating the condition in the resolution that each section of the two-family home cannot be used as more than a one-family unit.

There being no further business, the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Linda Quinn
Secretary

Tape #471

