

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

Minutes of Regular Meeting
September 20, 2005

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 et seq., notice of which was published in The Record on the 23rd day of December, 2004.

Roll Call: Present: Messrs. Cathcart, Morton , McCormack, Vorhees, DellaFave,
MacNeill, Wohlrab, Spontak, & Ms. Perrotta

A motion was made to accept the minutes of the August 16, 2005 meeting as prepared; all in favor.

Correspondence:

Planning Board Minutes – August 1, 2005 Meeting
Building Department Permit Fee Log, Certificate of Compliance Log and
Certificate of Occupancy Log – August 2005
Alliance Program Seminar registration form
NJ League of Municipalities Seminar Notice: “Eminent Domain & Economic
Redevelopment”
Notice from Teaneck Municipal Clerk, re: amendments to Teaneck’s Development
Regulations Ordinance.

The Chairman read the Rules of Procedure.

The Chairman announced that there is one (1) case set for hearing:

Case # 1370 – Rodriguez – Block 138/Lot 29 – 50 Chestnut Street

An application for permission to construct a two-story addition to the existing one-family dwelling located at 50 Chestnut Street, Block 138, Lot 29.

The applicant, Ozzie Rodriguez, and the architect for the applicant, Albert Zaccone, were sworn in. The Board was furnished with proof of service, publication and taxes paid. The Chairman read the denial letter from the Zoning Officer.

The applicant’s architect, Albert Zaccone, explained that the proposed plan would square up the front of the house to give a more unified, attractive look. The enclosed front porch is poorly insulated: cold in winter, hot in summer. It used to be an open porch so the floor slants and is lower than the more interior rooms. The floor will need to be raised and leveled. The new area on the first floor will enlarge the existing living room. The new bay windows on the first and second

floor will extend out 18 inches into the front yard setback area. The additional area on the second floor will enlarge the two front bedrooms.

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

The Board went into work session and returned with the following decisions:

Case # 1366 – OCM Grace Church (Block 80, Lot 23 – 78 Mount Vernon Street). This case was heard at the August 16, 2005 meeting. The resolution was read into the record. Mr. McCormack, seconded by Mr. Vorhees, made a motion to approve the resolution as prepared.

Roll Call:	Mr. Cathcart – Yes	Mr. Morton – Yes
	Mr. McCormack – Yes	Mr. Vorhees – Yes
	Mr. DellaFave – Yes	Mr. MacNeill - Yes
	Mr. Wohlrab - Yes	

Case # 1369 – OCM Grace Church (Block 80/Lot 22 – 90 Mount Vernon Street). This case was heard at the August 16, 2005 meeting. The resolution was read into the record. Mr. Cathcart, seconded by Mr. Vorhees, made a motion to approve the resolution as prepared.

Roll Call:	Mr. Cathcart – Yes	Mr. Morton – Yes
	Mr. McCormack – Yes	Mr. Vorhees – Yes
	Mr. DellaFave – Yes	Mr. MacNeill - Yes
	Mr. Wohlrab - Yes	

Case # 1370 – Rodriguez

Mr. Vorhees, seconded by Mr. McCormack, made a motion to approve the application. The resolution was read into the record. Albert Zaccone suggested a change regarding the front yard setback from 14' 9" to 14' 44". The change was incorporated into the resolution. A copy of the resolution is attached.

Roll Call:	Mr. Cathcart – Yes	Mr. Morton – Yes
	Mr. McCormack – Yes	Mr. Vorhees – Yes
	Mr. DellaFave – Yes	Mr. MacNeill - Yes
	Mr. Wohlrab - Yes	

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

TAPE # 440

Linda Quinn
Secretary