

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

Minutes of Regular Meeting
November 20, 2007

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 22nd day of December 2006 and in the Jersey Journal on the 27th day of December, 2006.

Roll Call: Present: Messrs. Cathcart, McCormack, Vorhees, DellaFave,
Spontak and Ms. Perrotta

Absent: Messrs. MacNeill & Morton

A motion was made by Mr. Cathcart, and seconded by Ms. Perrotta, to accept the minutes of the October 16, 2007 meeting as prepared; all in favor.

Correspondence:

Memo from Village Clerk requesting 2008 Meeting Schedule
Planning Board Minutes – September 17 and October 1, 2007 Meetings
Notice from Borough of Little Ferry – re: ordinance revising allowing for a fiscal impact
Statement
Notice from Township of Teaneck – re: certified copies of Ordinance # 4038A& # 4044
Letter to Municipal Clerk from Law Offices of Dennis Oury – re: Ashraf Shaker vs.
RP Zoning Board of Adjustment

The Chairman announced that the Board would first memorialize three resolutions for cases which had been voted on at the October 16, 2007 meeting.

Case # 1410 – 421 Main St. LLC (Fine). The resolution was read into the record. Mr. Vorhees made a motion, seconded by Ms. Perrotta, to approve the resolution denying the application as prepared.

Roll Call: Mr. Cathcart – yes Mr. McCormack – yes
 Mr. Vorhees – yes Mr. DellaFave – yes
 Ms. Perrotta – yes

Case # 1412 – Melo. The resolution was read into the record. Mr. Vorhees, seconded by Mr. DellaFave, made a motion to approve the resolution as prepared.

Roll Call: Mr. Cathcart – yes Mr. McCormack – yes
 Mr. Vorhees – yes Mr. DellaFave – yes
 Ms. Perrotta – yes

Case # 1418 – Grande. The resolution was read into the record. Mr. Vorhees, seconded by Mr. McCormack, made a motion to approve the resolution as prepared.

Roll Call: Mr. Cathcart – yes Mr. McCormack – yes
 Mr. Vorhees – yes Mr. DellaFave – yes
 Ms. Perrotta – yes

Mr. Wohlrab joined the meeting at this time (8:15 pm).

The Chairman announced that there are two (2) cases for hearing this month:

Case # 1419 Block 115/Lot 1 – 265 Teaneck Road (Canto) – variance
Case # 1420 Block 15/Lot 8.01 – 404 Main Street (Rodriguez) – variance

The Chairman read the Rules of Procedure.

Case # 1419 – CANTO - Block 115/Lot 1 – 265 Teaneck Road

An application to construct a six-foot fence on the residential property at 265 Teaneck Road, Block 115, Lot 1, in the R-2 Zone, requiring a variance for fence height.

The applicant, Louis C. Canto of 265 Teaneck Road, was sworn in. The Board was furnished with proof of service, taxes paid, and proof of publication. Mr. Canto testified that he has an existing fence on the Christie side of his corner property, which he wishes to replace with a 6-foot high fence to allow for more privacy in the back yard area. There is a lot of foot traffic on Christie Street. It would be where the existing fence is now, which is a chain link with no privacy. There is no garage on the property presently, although a metal shed is indicated on the survey. The Board questioned how far back the fence would be from a corner of Teaneck Road. It would be 25 to 30 feet back from Teaneck Road. The applicant indicated that he would have no problem with the resolution restricting how far back the fence would have to be from Teaneck Road. There was concern about the sight triangle on Teaneck Road. The yellow highlight on the plans shows where the proposed new fence would be. The applicant indicated that the fence would be set back 3 feet inside the sidewalk, where the current fence is located, so that there would be no problem backing out of the driveway. There would be no problem with a driver seeing pedestrians on the sidewalk.

The case was opened to the public. No one appeared. The case was set down for work session.

Case # 1420 – RODRIGUEZ - Block 15, Lot 8.01 – 404 Main Street

An application to construct a single-story addition to the existing one-family residential dwelling at 404 Main Street, Block 15, Lot 8.01 in the R-2 Zone, requiring variances for lot area, lot width, front yard setback, side yard setbacks and maximum lot coverage.

The applicants, Rodolfo and Erlinda Rodriguez of 404 Main Street, were sworn in. The Board was furnished with proof of service, taxes paid, and proof of publication. The applicants indicated that they wished to expand their kitchen and dining room and build a deck to the rear into the back yard. The Board questioned the distance to the property to the left, as they are requesting a sideyard setback variance of only 2.5 feet to the property line. The applicants indicated that there is significant distance to the adjoining dwelling. The applicants responded to the Board's question regarding parking, that they, like other home on the block, have a garage that they access from Eighth Street. They confirmed that they are not expanding the setback. The new addition is in line with the existing house. Due to the angle of the way the house is on the lot, the proposed addition brings the structure to 2.5 feet from the property line.

The case was opened to the public. No one appeared. The case was set down for work session

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

Case # 1419 – Canto

Mr. Vorhees, seconded by Mr. Wohlrab, made a motion to approve the application, subject to terms and conditions as outlined in the resolution. The resolution was read into the record. A copy is attached.

Roll Call:	Mr. Cathcart – Yes	Mr. McCormack – Yes
	Mr. Vorhees – Yes	Mr. DellaFave – Yes
	Mr. Wohlrab – Yes	Ms. Perrotta – Yes
	Mr. Spontak – Yes	

Case # 1420 – Rodriguez

Mr. Vorhees, seconded by Ms. Perrotta, made a motion to approve the application. The resolution was read into the record. A copy is attached.

Roll Call:	Mr. Cathcart – Yes	Mr. McCormack – Yes
	Mr. Vorhees – Yes	Mr. DellaFave – Yes
	Mr. Wohlrab – Yes	Ms. Perrotta – Yes
	Mr. Spontak – Yes	

There being no further business, the meeting was adjourned at 8:50 pm.

Respectfully submitted,

Barbara Pettit
Acting Board Secretary

Tape # 475