

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

Minutes of Regular Meeting
February 19, 2008

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 21st day of December, 2007.

Roll Call: Present: Messrs. Cathcart, McCormack, Vorhees, DellaFave, MacNeill,
Frontera and Ms. Perrotta
Absent: Messrs. Wohlrab and Spontak

A motion was made by Mr. Vorhees, and seconded by Ms. Perrotta, to accept the minutes of the January 15, 2008 meeting as prepared; all in favor.

Correspondence:

Memo from DCA, re: extension of time for completion of mandatory training
Minutes of Historic Preservation Commission – December 27, 2007
Memo from NJ League of Municipalities, re: update on affordable housing obligations
Invitation to 2008 Land Use Symposium on March 29, 2008
Building Department Certificate Logs for January 2008

The Chairman announced that there is a resolution to be memorialized for Case # 1423 (Block 61, Lots 8 & 9 – 228-230 Main Street – Reaxiom Group) which was approved at the January meeting. Ms. Perrotta, seconded by Mr. Vorhees, made a motion to amend item 12 – all in favor. Ms. Perrotta, seconded by Mr. MacNeill, made a motion to amend item 15 – all in favor. The amended resolution was read into the record. Mr. Vorhees, seconded by Mr. DellaFave, made a motion to approve the resolution as amended. The roll call is as follows:

Mr. Cathcart – Yes	Ms. Perrotta – Yes
Mr. McCormack – No	Mr. Vorhees – Yes
Mr. DellaFave – Yes	Mr. MacNeill – Yes
Mr. Frontera – Yes	

A copy of the resolution is attached.

The Chairman announced that there is one (1) case for hearing this month:
Case # 1424 Block 29, Lot 12 – 96 Highland Place – Olson (variance)

The Chairman read the Rules of Procedure.

Case # 1424 Block 29, Lot 12 – 96 Highland Place – Olson (variance)

An application requiring a variance for maximum impervious coverage to erect a garage, patio and driveway at the premises located at 96 Highland Place, Block 29, Lot 12, in an R-2 Zone, on the Tax Map of Ridgefield Park.

The applicant, Mark Olson, was sworn in. The Board was furnished with proof of service, taxes paid, and proof of publication. Mr. Olson testified that he wished to replace his existing garage with a larger, 2-car structure. He would like to have it heated, so that he could work in it in colder weather. The height of the garage would be 14 feet from ground to peak. The driveway is in disrepair and would not be enlarged, just re-paved after the construction. He has also asked for approval to re-set the patio if necessary. It is made of bricks and if it is disturbed by the construction of the garage, it might need to be redone. It will not be enlarged, just re-set in the spot, if necessary. The garage will be twice the size of the current structure, which is too small for a car right now. The only variance required is for maximum impervious coverage of the lot. That is why he is asking for the larger garage, and replacement of the existing driveway and patio as part of this same application, as they all count toward the impervious coverage calculation.

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

The Board went into work session and returned to regular session with the following decision:

Case # 1424 - Olson

Mr. Cathcart, seconded by Mr. Vorhees, made a motion to approve the application. The resolution was read into the record.

Roll Call:	Mr. Cathcart – Yes	Ms. Perrotta – Yes
	Mr. McCormack – Yes	Mr. Vorhees – Yes
	Mr. DellaFave – Yes	Mr. MacNeill – Yes
	Mr. Frontera - Yes	

Lori Hill, tenant at 53 Spruce Avenue, came forward to ask for the Zoning Board's assistance in resolving safety and health concerns she had with the above-referenced property. The Chairman and Board Attorney advised that the Zoning Board had no jurisdiction over these matters and that she should seek assistance from the Building Department. She could also attend a Commissioner's meeting and make the Governing Body aware of her concerns.

There being no further business, the meeting was adjourned at 9:25 pm.

Respectfully submitted,

Linda Quinn
Board Secretary

Tape # 499

