

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

Minutes of Regular Meeting

January 19, 2016

The Chairman, Mr. Cathcart, called the Re-Organization 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 2015.

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

Absent: n/a

Re-Appointments of Zoning Board

Chairman stepped down.

Mr. Voorhees motioned Mr. Cathcart as Chairman. Mr. Frontera seconded. Mr. Cathcart accepted nomination

Mr. Wohlrab nominated Ms. Perrotta as Vice Chairman. Seconded by Mr. Frontera.

Mr. Vorhees nominated Mr. DeMarrais as Board Attorney. Seconded by Mr. Frontera.

Mr. Frontera nominated Mrs. Francine Orovitz as Board Secretary. Seconded by Mr. Vorhees.

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

Re-Organization was adjourned.

Regular meeting called to order at 8:02 p.m.

Ms. Perrotta read the rules of procedure.

Ms. Perrotta moved the minutes of the November 17, 2015 meeting be approved. Seconded by Mr. Vorhees.

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

Mr. Vorhees moved the minutes of December 15, 2015 meeting be approved. Seconded by Mr. Orth

Roll Call: Cathcart, Vorhees, Alberque, Orth, Morrissey

Correspondence:

- New Jersey Planner November/December 2015

***The Chairman announced there are (2) cases to be memorialized.**

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

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

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

**Case #1511 – Verizon Wireless
65 Challenger Road
OP1 Zone
Block 24.03/Lot 3
Variance – Cell Antennas**

Mr. Wohlrab read the Resolution into the Record. Motion to approve by Mr. Vorhees. Seconded by Mr. Orth.

Roll Call: Cathcart, Vorhees, Alberque, Orth, Morrissey

***The Chairman announced there is (1) case carried from the December meeting to be heard.**

**Case #1508 Rosanna 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 #1512 – Verizon Wireless
One Ozzie Nelson Drive
R1 Zone
Block 42.01/Lot 7
Variance – Cell Antennas**

Mr. Cathcart stated proof of service has been submitted and noticing was completed in the Record on January 7, 2016.

Mr. Frank Ferrero, Esq. presented the application to the Board.

Exhibit A1-1/19/16 – Small Network Note; Photo simulations of existing high school and photos of proposed site. Exhibit A1 was passed around to the audience.

Mr. Ferrero stated that the Ridgefield Park Board of Education has signed the application giving permission for the application to move forward.

Mr. Thomas Molmar of Mazur Construction, Mt. Arlington, NJ was sworn in and accepted as an expert witness by Mr. Cathcart. Mr. Molmar presented his plans to the Board.

Exhibit A2-1/19/16 – Site Plan, 12 pages. Sheets T1-Z10 dated 4/22/15.

Page Z-2, Site Plan

Page Z-3, Roof Plan

Page Z-5, Building Elevation

Mr. Janet Malool, 163 E. Grand Avenue, Ridgefield Park, NJ was sworn in. Ms. Malool questioned Mr. Molmar.

Ms. Barbara Frimmer, 255 Overpeck Avenue, Ridgefield Park, NJ was sworn in. Ms. Frimmer questioned Mr. Molmar.

Francis Boschulte, Piercon Solutions, 63 Beaver Brook Road, Lincoln Park, NJ was sworn in and accepted as an expert witness by Mr. Cathcart. Ms. Boschulte presented to the Board.

A3-1/19/16 – Independent Radio Frequency Report 10/20/15

A4-1/19/16 – Evaluation of Radio Frequency 10/22/15

Ms. Boschulte discussed Exhibit A in the appendix of A3-1/19/16.

A5-1/19/16 – Overlay of Antenna approval at 265 Main Street. Not included in packet.

Ms. Boschulte discussed A3 – Exhibit D – Existing and Proposed Coverage.

Mr. Kevin Morosco, 175 E. Grand Avenue, Ridgefield Park, NJ was sworn in. Mr. Morosco questioned Ms. Boschulte.

Ms. Janet Malool questioned Ms. Boschulte.

Mr. DeMarrais questioned Exhibit E of A3.

Mr. William Masters, Jr., PPE, LLC, 19 Ironwood Drive, Morris Plains, NJ was sworn in and accepted as an expert witness by Mr. Cathcart. Mr. Masters discussed Exhibit A1 – Photo Simulations.

Mr. Morosco questioned Mr. Masters.

Mr. Paul Koehnke, 175 Overpeck Avenue, Ridgefield Park was sworn in. Mr. Koehnke questioned Mr. Masters.

Mr. Ferraro summarized.

Mr. Cathcart opened the application to the public.

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

The case was opened to the public within 200' opposed.

Ms. Janet Malool spoke in opposition.

Mr. Kevin Morosco spoke in opposition.

The case was opened to the public outside 200' in favor. No one spoke.

The case was opened to the public outside 200' opposed. No one spoke.

Board went into Executive Session.

Mr. Vorhees motioned to approve application as submitted. Seconded by Mr. Cathcart.

Mr. DeMarrais was asked to include the stipulation about security in the Resolution.

Roll Call: Cathcart – yes
Perrotta - no
Vorhees – yes
Wohlrab – yes
Frontera – yes
Mieles – no
Alberque – yes

**Case #1508 Rosanna Guernero
181 Main Street
C1-H Zone
Block 89/Lot 7
Use Variance - Day Care Center**

Mr. Dominick Ianarello, Esq. presented to the Board. This application was carried from the December 15, 2015 meeting.

Mr. Matt Evans, Planner presented to the Board. Mr. Evans is still under oath from the November meeting.

Mr. Evans discussed Exhibit A1-12/4/15 revised plans with new bathroom and no door to basement.

Ms. Mia Petrou, Ken Ochab and Associates, 12-16 Fair Lawn Avenue, Fair Lawn, NJ presented her credentials and Mr. Cathcart accepted her as an expert witness. Ms. Petrou is the Village Planner.

Ms. Petrou presented to the Board.

Mr. Ianarello summarized.

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.

Board went into Executive Session.

Mr. Frontera motioned to approve the application. Seconded by Ms. Perrotta.

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

Meeting adjourned at 10:30 p.m.

(Note: Please refer to the Transcription of the January 19, 2016 meeting for the rest of the minutes.)

Respectfully submitted,

Francine Orovitz
