

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

# Minutes of Regular Meeting July 18, 2017

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 seq., notice of which was published in the Record on the 28th day of December 2016.

**Roll Call:** Present: Messrs. Cathcart, Vorhees, Wohlrab, Frontera, Morrissey, and Ms. Perrotta

Absent: Mieses, Alberque, Orth

Ms. Perrotta read the rules of procedure.

### Correspondence:

- Letter from Hess Corporations RE: Hess North Jersey Pipeline 5/17/17
- Report from Boswell Engineering RE: Case #1523 Aloha Realty, 190 Main Street Block 88/Lots 6.01 and 10
- Letter from Ridgefield Park Planning Board RE: Case #1523 Aloha Realty, 190 Main Street Block 88/Lots 6.01 and 10
- NJ Planner March/April and May/June 2017

Mr. Frontera motioned to approved the minutes of the April 18, 2017 meeting. Seconded by Mr. Vorhees.

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

**Announce:** That there is (1) one case to be heard.

Case #1523 - Aloha Realty  
190 Main Street  
C-2 Zone  
Block 88/Lots 6.01 and 10  
Use Variance - 13 Residential Units over Retail.

Mr. Morrissey re-cused himself.

Mr. Cathcart stated proof of service has been submitted and noticing was completed in the Record newspaper on June 9, 2017. The Board is in receipt of the tax affidavit and reports from Boswell Engineering and Kenneth Ochab Associates.

Mr. Kevin Kelly of Kelly, Kelly, Marrotta and Laferty addressed the Board.

Mr. Kelly stated the owner, Mr. Andre Lam, would like to carry the application to the September meeting. New plans will be submitted prior to the meeting and Mr. Kelly requested no further noticing be required.

Mr. DeMarrais addressed the public in attendance and explained what is meant by the carrying of the application.

Mr. Noel Cody of 418 Teaneck Road was sworn in and addressed the Board.

Mr. Vorhees motioned to carry the application to the September 19, 2017 meeting without further noticing being required. Seconded by Ms. Perrotta.

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

Mr. DeMarrais addressed the Board regarding Lighthouse School, LLC, 78 Mt. Vernon Street. The Board had granted Lighthouse School a variance in January 2016 and in January 2017 they were granted a six month extension. Mr. Kelly has filed a Deed of Restriction with the County and that deed has been approved. The property is currently being sold. A demolition permit will be issued and the granted variance will carry with the property to the new owner without a new hearing being required, unless the permit is not issued prior to the end of the extension .

Mr. Vorhees motioned to adjourn meeting. Seconded by Ms. Perrotta.

Meeting adjourned at 8:15 p.m.

**(Note: Please refer to the Transcription of the July 18, 2017 meeting for the rest of the minutes.)**

Respectfully submitted,  
Francine Orovitz

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