

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

Minutes of Regular Meeting
February 20, 2018

The Chairman, Mr. Cathcart, called the meeting to order at 8:00 p.m. in the Municipal Building.

The Chairperson 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 2017.

Roll Call: Present: Messrs. Cathcart, Vorhees, Wohlrab, Alberque, Orth, Morrissey
and Ms. Perrotta

Absent: Messrs. Frontera, Miele

Correspondence: NJ Planner November/December

Ms. Perrotta read the rules of procedure.

Mr. Vorhees motioned to approve the minutes of the January 16, 2018 meeting. Seconded by Mr. Alberque.

Roll Call: Perrotta, Vorhees, Wohlrab, Alberque, Morrissey

Announce: That there is (1) application carried from the January 16, 2018 meeting.

Case #1528
295 Bergen Turnpike
Block 146.01, Lot 2
I-1 Zone
Carried from the January 16, 2018 meeting.

Announce: That there are (2) applications to be heard.

Case #1529
81 Central Avenue
Block 8/Lot 21
C2 Zone
Use Variance - Body Art Studio

Case #1520
9-13 Lincoln Avenue
Block 87/Lot 5
C1(h) Zone
33 Residential Units with Underground Parking

Case #1528
295 Bergen Turnpike
Block 146.01, Lot 2
I-1 Zone

Mr. DeMarrais stated he had to re-cuse himself due to a conflict of interest. Mr. Antranig Aslanian, Jr., Esq. will hear the application.

Ms. Perrotta chaired the application since it was a continuation from the January meeting.

Mr. Mike Kelly of Boswell Engineering was in attendance to answer any questions.

Mr. Frank DeVito, Esq. represented Mr. S. Nicoletti.

Mr. DeVito presented Mr. Joe DoNato, 14 Rt. 4 River Edge, NJ to the Board. Mr. DoNato is the architect. Mr. DoNato was accepted as an expert witness.

Mr. DoNato discussed A1 and A2. A1 is the Site Plan and A2 is the Floor Plan. Mr. DoNato addressed the concerns from Mike Kelly's report.

Mr. Kelly addressed #13 from his report to clean up the west side. Applicant agreed.

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

Meeting closed to the public. Board went into a work session.

Mr. Vorhees motioned to approve with Boswell Engineering and the County approval. Seconded by Mr. Alberque.

Roll Call: Perrotta, Vorhees, Wohlrab, Alberque, Orth, Morrissey.

Case #1529
81 Central Avenue
Block 8/Lot 21
C2 Zone
Use Variance - Body Art Studio

Mr. Cathcart stated noticing to property owners and in the Record was done and taxes are current.

Mr. Kevin Kelly, Esq. presented the application to the Board.

The application is for a small tattoo shop with two stations.

Mr. Kurt Stender, 1140 Roosevelt Avenue, New Milford was sworn in. Mr. Stender is the owner of Homage Studio. Mr. Stender described the studio layout. The shop will be licensed and inspected by the Health Department. Hours of operation will be Tuesday through Saturday from 12 p.m. to 8 p.m.

Ms. Perrotta asked Mr. Stender about age requirements. Mr. Stender stated clients must be sixteen years of age or older and require proof of age.

The case was opened to the public within 200' in favor.

Emilia Krasilovsky, 244 Fifth Street addressed the Board
Laris Ploshchanskaya, 244 Fifth Street addressed the Board.

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

Meeting closed to the public. Board went into a work session.

Mr. Vorhees motioned to approved the application. Seconded by Mr. Alberque.

Case #1520
9-13 Lincoln Avenue
Block 87/Lot 5
C1(H) Zone
33 Residential Units with Underground Parking

Mr. Cathcart stated noticing to property owners and in the Record was done and taxes are current.

Mr. Charles Sarlo, Esq. addressed the Board.

The application is for a re-development of the property at 9-13 Lincoln Avenue with twenty-seven one bedroom and seven two bedroom apartments with forty-two onsite parking spaces.

Mr. Robert Costa of Costa Engineering, 325 S. River St. Hackensack, NJ was sworn in and presented his qualifications to the Board. Mr. Cathcart accepted Mr. Costa as an expert.

Mr. Costa discussed sheet 2 of 9 of the Site Plan dated 11/8/17. It was marked as Exhibit A1 2-20-18.

Mr. DeMarrais marked page 4 of 9 of the Site Plan as Exhibit A2 2-20-18. This is a detailed Site Plan with planting and parking.

The survey was marked as Exhibit A3 2-20-18.

Mr. Costa addressed the Variances.

Mr. Sarlo and Mr. Costa addressed Mike Kelly's report.

Mr. Alberque requested the Fire Dept., Police Dept. and EMS respond to the application in writing.

Mr. Mike Kelly stated there are no wetlands on the site. The application is below the maximum building height. After the CO is given, there will be a six month requirement for changes in any lighting. There will be shade trees along Lincoln Avenue and Spruce Street.

Opened to the public for Mr. Costa.

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

Cecilia Coker
18 Cedar Street Unit #2A spoke against.

Cristina Culmone
18 Cedar Street Unit #2B
Questioned the traffic pattern

Ellen Dantes
22 Cedar Street Unit #1A

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

No more questions for Mr. Costa.

Mr. Sarlo presented Mr. Matthew Evans, Architect. 470 Chamberlain Avenue, Paterson, NJ.
Mr. Evans presented his qualifications. Mr. Cathcart accepted Mr. Evans as an expert.

Mr. Evans presented to the Board.

Exhibit A4 2/20/18 - Architect Plans
S1 - Site Plan
A1 - Architectural Plans
A2 - Elevations (Front and Rear)
A3 - Side Evaluations.

Mr. Kelly asked if the building will be sprinkled. Mr. Evans stated yes. Mr. Evans stated the client has not decided what the building will be made of but they will meet whatever requirements of the Village.

The Board has requested a report from the Police Dept., Fire Department and EMS and also if they have anything to say they should be at the March meeting.

The Board also requested the Village Planner to review the application and to address the density issue.

Mr. DeMarrais will check with Phillip Boggia on COAH needs.

The meeting was opened to the public.

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

Nancy Regna
18 Cedar Street #3B
Questioned what COAH is.

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

Mr. Cathcart read letter into the record from the owners of 18 Cedar Street 1B and 2B.

Application is being carried to March meeting for continuation and Planner testimony.

No new notice will be required.

Motioned to carry application by Don Vorhees. Seconded by Will Orth. All in favor. Aye.

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

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Meeting adjourned at 10:35 p.m.

(Note: Please refer to the Transcription of the February 20, 2018 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
