

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

Minutes of Regular Meeting
March 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, Frontera, Miele, Albuquerque, Orth,
 Morrissey and Ms. Perrotta

 Absent: None

Correspondence: None

Ms. Perrotta read the rules of procedure.

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

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

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

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

Mr. Wohlrab read the Resolution into the Record.

Mr. Vorhees motioned to approve as read. Seconded by Mr. Albuquerque.

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

Case #1529, 81 Central Avenue Block 8/Lot 21 C2 Zone

Mr. Vorhees motioned to approve as read. Seconded by Mr. Albuquerque.

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

Case #'s 1530 and 1531.

Mr. Kevin Kelly presented the Proof of Service for Kumon to the Board. Due to the large hearing for Case #1520, Mr. Kelly requested the application for Case #1530 and 1531 be carried to the April 17th meeting.

Mr. Alberque motioned to approve to carry the application with no further noticing required.
Seconded by Mr. Vorhees.

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

Mr. Charles Sarlo, Esq. appeared before the Board.

This application is a continuation from the February 20th meeting.

Mr. Sarlo stated the application is now for 29 units. Mr. Costa met with the Fire Department and changed the plans according to their feedback. The Village Planner has also reviewed the application.

Mr. DeMarrais stated changes are allowed as long as the change is not drastic. Since the application is for fewer units it his opinion the applicant does not need further re-noticing. He discussed the application with the Police Dept. and they have no objections but they did not submit anything in writing.

Mr. Sarlo re-presented Mr. Robert Costa to the Board. Mr. Costa discussed the changes to 24 one bedrooms and 5 two bedrooms.

Mr. Costa distributed new plans dated 3/15/18. These are marked as Exhibit A4 3/20/18.

Exhibit A5 - Costa Plans Page 2 of 9 Revised 2/23/18.

Exhibit A4 - Changes requested by the Fire Dept.

There will be 26 Boxwoods on the southerly side of the building and 23 on the northerly side of the building. The new sheet shows a Knox Box and Standpipe.

Sheet 2 of 9 - Added low grad parking.

The footprint of the building was made smaller. The front set back is now further back.

Exhibit A6 3/20/18 - Arial photo

Mr. Kelly asked about if other revisions were made. Mr. Costa stated no.

Mr. Kelly discussed the variances required.

Mr. Ken Ochab, Village Planner, questioned Mr. Costa about a gate entrance to the property.

Meeting opened to public for questions for Mr. Costa.

James Culmone
18 Cedar Street, #2B

Questioned Mr. Costa about exiting onto Lincoln Avenue. Is it possible to limit the exit to only a right turn out of the driveway to help with congestion on Lincoln Avenue.

Nancy Regna
18 Cedar St. #3B

Questioned Mr. Costa about traffic on Lincoln Avenue and stated that Lincoln Ave. is heavily travelled.

Mr. Sarlo recalled Mr. Matthew Evans, Architect.

Mr. Evans presented revised plans.
Exhibit A7 - Architectural Renderings.

Mr. DeMarrais requested the building schedule be sent to the Board.

Asst. Fire Chief John Antola stated the revised plans are now acceptable to the Fire Dept.

Mr. Vorhees asked if the building will be fire retardant. Mr. Evans stated it will be protected and built out of combustible and non-combustible materials.

The mechanicals will be in each unit.

The units will be rentals.

Mr. Sarlo discussed what the building will be made of. The clients will stipulate that the building will be made of non-combustible materials.

Ellen Dantes
22 Cedar Street #1A

Questioned how long it will take to build. Mr. Evans stated approximately 10 - 16 months.

Mr. Sarlo called George Wheatle Williams, Planner to present his qualifications to the Board. Mr. Cathcart accepted Mr. Williams as an expert.

Exhibit A8 - Planners images.

Mr. Williams described each image.

Mr. Ken Ochab, Village Planner addressed the Board. Mr. Ochab discussed the new COAH rules and explained COAH to those in attendance in the audience. Mr. Ochab recommends 15% of the total units be utilized for COAH. This would equal four units.

Mr. Ochab reviewed what Mr. Williams spoke about.

James Culmone
18 Cedar St. #2B

Questioned the Board about the Village upgrading the sewers. Mr. Mike Kelly responded.

Nancy Regna
18 Cedar St. #3B

Questioned the parking situation.

Kern Marshall
50 Spruce Avenue

Mr. Marshall is concerned about his property. Mr. Kelly discussed the situation.

Mr. Miele questioned Mr. Williams about smart growth.

Board went into a work session.

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

Roll Call: Cathcart, Perrotta, Vorhees, Wohlrab - NO, Alberque, Orth, Morrissey

Meeting adjourned at 10:20 p.m.

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

Respectfully submitted,
Francine Orovitz
