

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

# Minutes of Regular Meeting

## April 17, 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, Alberque, Orth, Morrissey

Absent: Mr. Miele and Ms. Perrotta

### Correspondence:

\* NJ Planner January/February 2018

Mr. Wohlrab read the rules of procedure.

Mr. Vorhees motioned to approve the minutes of the February 20, 2018 and March 20, 2018 meetings. Seconded by Mr. Orth.

Roll Call: February 20th meeting - Cathcart, Vorhees, Wohlrab, Alberque, Orth and Morrissey  
March 20th meeting - Cathcart, Vorhees, Wohlrab, Frontera, Alberque, Orth, Morrissey

Mr. Cathcart announced the Board will no longer be reading Resolutions at meetings as long as the Board members who can vote to approve the Resolution read it prior to the meeting and confirm they have read it and have no corrections. If there are corrections, other than typographical errors, the Resolution will be read and corrected.

**Announce:** That there is (1) application to be memorialized.

**Case #1520, 9-13 Lincoln Avenue, Block 87/Lot 5, C1(H) Zone**

Mr. Cathcart polled the Board to see if everyone has read the Resolution. All members stated aye.

Mr. Vorhees motioned to approve the Resolution as submitted. Seconded by Mr. Frontera.

Roll Call: Cathcart, Vorhees, Wohlrab, Frontera, Alberque, 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 #'s 1530 and 1531**

Case #1530

Kumon

55 Challenger Road

Block 40.01/Lot 1.01

OP1 Zone

Use Variance - Learning Center

Case #1531

Kumon

50 Challenger Road

Block 40.02/Lot 1.01

Install Signage

Mr. Cathcart reminded everyone this application was carried from the March 20, 2018 meeting and all noticing has been submitted and accepted.

Mr. Kevin Kelly, Esq. will present the applications together. Mr. Kelly presented to the Board. The application is for a Learning Center, which there is already one approved at the Eye Level property at 105 Challenger Road, and a minor modification to the site plan for signage, two directional signs and an awning.

Mr. Kelly stated this will be Kumon's National Headquarters for the United States.

Exhibit A1 4/17/18 - Resolution #1488 - Daekkyo America, Inc. Resolution

Mr. Kelly presented Mr. Thomas Graham, Engineer, of Dykstra Walker Design Group to the Board. Mr. Graham presented his qualifications to the Board. Mr. Cathcart accepted Mr. Graham as an expert witness. Mr. Graham was sworn in.

Mr. Graham presented plans to the Board.

Exhibit A2 4/17/18 - Title Sheet Site Plan dated 12/12/17

Exhibit A3 4/17/18 - Sheet 2 of 5 12/12/17 - Overall Site Layout Plan

Exhibit A4 4/17/18 - Sheet 4 of 5 Site Layout and Grading and Utility Plan Colored Exhibit 4/17/18

No questions from the Board for the Engineer.

Mr. William Herchakowski, Architect, 49 Waterman Ave, Rumson, NJ was sworn in. Mr. Herchakowski presented his qualification to the Board. Mr. Cathcart accepted Mr. Herchakowski as an expert witness.

Mr. Herchakowski presented his drawings to the Board.

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Exhibit A5 4/17/18 - Rendering of vestibule and sign.

Exhibit A6 4/17/18 - Elevation and canopy drawing.

Exhibit A7 4/17/18 - Sign on parking garage drawing.

No questions from the Board for the Architect.

Mr. Kelly presented Mr. Atsushi Okada of Kumon, 358 Columbia Avenue, Cliffside Park, NJ. Ms. Akada was sworn in.

Mr. Okada explained to the Board what Kumon does as a business. He stated it is a supplemental education facility for reading and math. Kumon is worldwide.

Mr. Cathcart asked how many students per day will be at the facility. Mr. Okada stated approximately 100. Mr. Cathcart also asked about security. It was determined, after Mr. Kelly consulting with the applicants general counsel that there is an employee but not security allowing students into the building.

Mr. Wohlrab asked if there are state requirements since the students are between the ages of 3 and 17. Mr. Kelly said no because it is not a school or day care facility. It's a learning facility and a training facility for Kumon's franchisees.

Mr. Kelly presented Mr. George Wheatle Williams, Planner, Nishuane Group, LLC, 105 Grove Street, Montclair, NJ to the Board. Mr. Williams was sworn in and presented his qualifications to the Board. Mr. Cathcart accepted Mr. Williams as an expert.

Mr. Williams presented to the Board.

Exhibit A8 4/17/18 - Series of Pictures and excerpts from land use document.

Mr. Orth asked about having a crosswalk painted from the parking garage and warning signs for pedestrians.

Mr. Kelly presented Mr. Raffi Aynilian, KABR, 283 Wilson Drive, Alpine, NJ to the Board. Mr. Aynilian was sworn in.

Mr. Aynilian discussed the parking on the site.

No questions from the Board for Mr. Aynilian.

Meeting closed and open to the public.

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.

Board went into a work session.

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

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

Meeting adjourned at 9:35 p.m.

**(Note: Please refer to the Transcription of the April 17, 2018 meeting for the rest of the minutes.)**

Respectfully submitted,  
Francine Orovitz

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