

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

Minutes of Regular Meeting
May 15, 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, Frontera, Alberque, and Ms. Perrotta
 Absent: Mr. Miele, Wohlrab, Orth, Morrissey

Correspondence: None

Ms. Perrotta read the rules of procedure.

Mr. Vorhees motioned to approve the minutes of the April 17, 2018 meeting. Seconded by Mr. Frontera.

Roll Call: Cathcart, Vorhees, Frontera, Alberque

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

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 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, Frontera, Alberque

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

Case #1532
Dario Montes
124 Grand Avenue
Block 38/Lot 19
Addition to one family residence

Case # 1533
Michael Theodorides
245-249 Teaneck Road
Change of Use from Business to Residential with 9 units.

Mr. Cathcart stated that Case #1533 has requested an adjournment until the June 19, 2018 meeting.
Mr. DeMarrais stated

that all noticing for the application was completed and that no further noticing is required.

Case #1532
Dario Montes
124 Grand Avenue
Block 38/Lot 19
Addition to one family residence

Mr. Al Zacccone, Architect, was sworn in. Mr. Denis Tapia was sworn in.

Mr. Tapia is the applicant and Mr. Dario Montes, his family member, is the owner of the property.

Mr. Zacccone presented the application to the Board. This property has already had this Variance approved by the Board in 2013. The current owner wants to apply for the same variance. The footprint has not changed from the original approval. There are only a few changes internally on the property.

No questions from the Board.

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 as presented. Seconded by Mr. Frontera.

Roll Call: Cathcart, Vorhees, Frontera, Alberque

Mr. DeMarrais spoke to the Board regarding Case #1527, 133 Roosevelt Avenue. Mr. DeMarrais has spoken to Mr. Landolfi and explained the Boards ruling on the case in reference to the fence. Mr.

Landolfi stated he will have the applicant remove the six foot fence and install the fence as approved by the Board and memorialized by Resolution at the January 16, 2018 Zoning Board meeting.

Meeting adjourned at 8:15 p.m.

(Note: Please refer to the Transcription of the MAY 15, 2018 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
