

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

Minutes of Regular Meeting  
August 19, 2014

The Chairperson, Ms. Perrotta, 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 28<sup>th</sup> day of December 2013.

**Roll Call:** Present: Messrs. Vorhees, DellaFave, Miele, Albuquerque, Orth, Ms. Perrotta

Absent: Messrs. Cathcart, Frontera, Wohlrab, Frontera

Mr. Orth read the rules of procedure.

Mr. Vorhees moved the minutes of the June 17, 2014 meeting be approved. Seconded by Mr. Albuquerque.

Roll Call: Perrotta, Vorhees, Miele, Albuquerque

**Correspondence:**

- New Jersey Planner May/June

**\*The Chairman announced there are (3) cases to be heard.**

**Case #1498 171 E. Grand Avenue  
Kevin Morosco  
Block 42.01/Lot 6  
Variance**

Mr. Morosco was sworn in.

Ms. Perrotta stated taxes are current and noticing ran in accordance to the regulations.

Mr. Morosco presented his application to the Board. He stated he is applying for an addition with basement and sunroom. The deck is being removed to allow for the kitchen addition and sunroom. He also plans on installing a half bath in the current basement. The footprint will increase by two feet.

Mr. Morosco presented pictures to the Board as exhibits. Marked as exhibits A1 – A4.

A1 – Deck and rear yard

A2 - Smaller portion of deck

A3 – East side of deck

A4 – Underneath of the existing deck

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

Mr. Vorhees motioned to approve the application as presented. Seconded by Mr. Miele

Mr. DeMarrais stated he will include in the Resolution that the addition conforms to all building codes.

Roll Call: Perrotta, Vorhees, DellaFave, Miele, Albuquerque

**Case #1499    101 Hazelton Street  
                  Kevin Ricardo  
                  Block 29/Lot 10  
                  Variance**

Mr. Ricardo was sworn in.

Ms. Perrotta stated taxes are current and noticing ran in accordance to the regulations.

Mr. Ricardo presented the application to the Board. The application is replace a 4' chain link fence with a 6' wooden fence and to move the pool.

Mr. Ricardo presented pictures to the Board as exhibits. Marked as exhibits A1 – A4.

A1 - Picture of pool and current fence.  
A2 – Picture of pool from street  
A3 – Picture of 104 Hazelton Street  
A4 – Survey of Fence

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

Mr. Vorhees motioned to approve application as presented subject to the fence being built within the applicant's property. Seconded by Mr. DellaFave

Roll Call: Perrotta, Vorhees, DellaFave, Miele, Albuquerque

**Case #1500    302 Teaneck Road  
                  Claudia Duque  
                  Block 107/Lot 17  
                  Variance**

Ms. Duque was sworn in.

Ms. Perrotta stated taxes are current and noticing ran in accordance to the regulations.

Mr. Albuquerque recused himself from this application because he is within 200' of the property.

Ms. Duque presented the application to the Board. The application is for a 6' solid white vinyl fence for privacy.

Mr. DeMarrais stated Ms. Duque presented the Board with a survey of the property with yellow highlight for the fence. This survey was marked as A1 8-19-14.

Ms. Duque stated she plans on removing the hedges which are currently there and replacing them with a 6' fence.

Marked survey was highlighted in error showing the fence would be closer to Teaneck Road. Said survey was marked as A2. The correct highlighted survey is A1.

Ms. Duque also stated she wanted to finish her attic for storage.

Mr. Vorhees stated, on the record, that you can use an attic for storage, but it cannot be finished.

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

Mr. Vorhees motioned to approve application for the fence as presented but to deny the attic. Seconded by Mr. Miele.

Roll Call: Perrotta, Vorhees, DellaFave, Miele, Orth

#### **NEW BUSINESS:**

Ms. Perrotta brought to the attention of the Board, 36 Hazelton Street which she has observed the backyard is solid stone with cars parked in the backyard and the driveway is being worked on. She stated there is no grass left in the yard.

She also brought to the attention of the Board, cars parked in the back yard of 33 Highland Place.

The Board has directed Ms. Orovitz to research the two properties with the Building Dept. and report back to the Board at the September meeting.

Ms. Perrotta motioned to adjourn meeting. Mr. Vorhees seconded.

Meeting adjourned at 9:06 p.m.

**(Note: Please refer to the Transcription of the August 19, 2014 meeting for the rest of the minutes.)**

Respectfully submitted,

Francine Orovitz