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

Minutes of **Regular Meeting** December 18, 2018

The Chairman 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, Orth

and Ms. Perrotta

Absent: Messrs. Mieles and Morrissey

Ms. Perrotta read the Rules of Procedure.

Mr. Vorhees motioned to approve the minutes of the October 16, 2018 meeting. Seconded by Mr. Frontera.

Correspondence:

• NJ Planner September/October 2018

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

Case #1540

47 Ridgefield Avenue

Block 128/Lot 1

Change of Use from Residential/Business to Two Family Residential

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

Mr. Vorhees motioned to approved Resolution. Seconded by Mr. Frontera

Roll Call: Cathcart, Vorhees, Frontera, Orth

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

Case #1539

100 Challenger Road **Block 24.02/Lot 2**

Billboard

Mr. Kevin Kelly, Esq. presented the application to the Board. The application for an on-site sign.

Mr. Cathcart stated noticing is sufficient and taxes are current.

Mr. Lawrence Rappaport, CEO of KABR and managing member of 100 Challenger LLC was sworn in

Mr. Rappaport stated KABR is currently in negotiations with Samsung on the renewal of their lease. One requirement they are asking for is identification within the park. Samsung is the anchor tenant.

Mr. Kelly presented Mr. Hal Simoff, Engineer/Planner to the Board. Mr. Simoff presented his qualifications to the Board. Mr. Cathcart accepted Mr. Simoff as an expert. Mr. Kelly and Mr. Simoff explained the plans to the Board.

Exhibit A1 12/18/18 Aerial Photo. Shows proposed location of sign adjacent to the turnpike property.

Sign will be 14' x 48', single pole viewable from north and southbound on the turnpike. The sign will change every eight seconds.

Exhibit A2 12/18/18 Picture depiction of sign, pole on east side of the sign.

Meeting opened 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' in favor. No one appeared.

Mr. Vorhees motioned to approve subject to Mr. DeMarrais determining how the Resolution should be written and it will be used for a single tenant signage only. Seconded by Mr. Frontera.

Roll Call: Cathcart, Perrotta, Vorhees, Frontera, Alberque, Orth

Mr. Vorhees motioned to adjourn the meeting. Seconded by Mr. Alberque.

Meeting adjourned at 9:30 p.m.

(Note: Please refer to the Transcription of the December 18, 2018 meeting for the rest of the minutes.)

Respectfully submitted, Francine Orovitz