

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

Minutes of
Regular Meeting
April 16, 2019

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 2018.

Roll Call: Present: Messrs. Cathcart, Vorhees, Frontera, Alberque, Orth, Gandolfo
and Ms. Perrotta

Absent: Mr. Miele, Morrissey

Mr. Cathcart announced the Board will go into an Executive Session which is closed to the public.

Executive Session:

Mr. DeMarrais discussed the application for Case #1520, 9-13 Lincoln Avenue and their request for a change in building material.

Mr. DeMarrais also discussed the application for 100 Challenger Road and the lawsuit.

Meeting was opened to the public at 7:43 p.m.

Correspondence:

- NJ Planner January/February

Mr. Perrotta read the Rules of Procedure.

Mr. Vorhees motioned to approve the minutes of the March 19, 2019. Seconded by Ms. Perrotta.

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

Announce: That there are (3) applications to be heard.

Case #1545
45 Highland Place
Block 36/Lot 1
Variance
Installation of in-ground pool

Case #1542
185 Industrial Avenue
Block 151/Lot 1
Use Variance

Increase number of tenants from 5 to 11

Case #1520

9-13 Lincoln Avenue

Block 87/Lot 5

Requesting change to original approval to change building materials

Case #1545

45 Highland Place

Block 36/Lot 1

Variance

Installation of in-ground pool

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

Mr. Matthew Florio of 45 Highland Place was sworn in. Mr. Florio explained the application to the Board.

Exhibits

A1- 4-16-19 - Colored survey of pool.

A2 - 4/16/19 - Photo

A3 - 4/16/19 - Photo

Mr. Florio stated the stairway and the door on the side will be removed.

Fencing will remain at four feet all around with privacy trees. Mr. Florio agreed to having vegetation listed in the Resolution.

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

Mr. Vorhees motioned to approve as presented. Seconded by Mr. Alberque.

Roll Call:

Cathcart, Perrotta, Vorhees, Frontera, Alberque, Orth, Gandolfo

Case #1520

9-13 Lincoln Avenue

Block 87/Lot 5

Requesting change to original approval to change building materials

Mr. Frances Chambrone, Esq. presented the modification request to the Board.

Mr. DeMarrais explained to the Board the notice was to modify the existing Resolution.

Mr. Raymond Reduce, Jr., Ray Reduce Developers, 640 Palisades Ave, Englewood Cliffs was sworn in. Mr. Reduce presented his qualifications to the Board. Mr. Reduce was accepted as an expert.

Mr. Chambrone asked Mr. Reduce to explain to the Board the cost difference to the Board. Mr. Reduce stated the project is not economically viable if done with non-combustible materials.

Mr. Matthew Evans, 470 Chamberlain Ave, Paterson, NJ, Architect/Planner was sworn in. Mr. Evans has previously been approved as an expert at the original hearing. Mr. Evans addressed the Board. Normally this type of building is designed/built wood frame over masonry. The project will be built with 5A Construction (International Building Code 2015). There will be no change in the footprint or the number of units. The project is the same except the steel floor joists and studs will be wood. The project will be built per all Building and Fire Codes.

Fire Marshal Peter Danzo and Fire Chief John Antola were sworn in.

Fire Marshal Danzo asked where the fire stops would be and how long are the hallways and how many stairwells. Fire Marshal Danzo was satisfied with Mr. Evans' answer. Mr. Evans also stated there will be a FDC and if required by code a standpipe will be installed in the stairwells.

Mr. DeMarrais asked the record to reflect the plans being reviewed are the ones from the prior hearing of April 2018.

Chief Antola stated the Fire Department would like a standpipe system including the basement and two FDC's, one on Lincoln Ave. and one on Spruce Ave. Chief Antola would also like to see the full sprinkler plans. The applicant has agreed to submit plans to the Chief for review.

Mr. Chambrone requested a six month extension on the approval as the original application was heard one year ago.

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

Mr. Vorhees motioned to approve as re-submitted with structural changes and also be approved by Fire Official and Fire Chief regarding the sprinkler system and six month extension on permit issues. Seconded by Mr. Alberque.

Roll Call:

Cathcart, Perrotta, Vorhees, Alberque, Orth

Case #1542
185 Industrial Avenue
Block 151/Lot 1
Use Variance
Increase number of tenants from 5 to 11

Mr. Michael Kates, Esq. presented to the Board.

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

David Bilow, 161 Main Street, Ridgefield Park was sworn in. Mr. Bilow presented his qualifications to the Board. Mr. Cathcart accepted Mr. Bilow as an expert.

Mr. Bilow presented to the Board.

Exhibit

A1-4/16/19 - Site Plan Rev. Date 4/15/19 (SP100) - Parking Spaces. Three will be eliminated to create a fire lane for a total of 24 spaces.

A2-4/16/19 - A100 Dated 4/4/19 - Depicts 11 tenant spaces

Mr. Bilow stated all current uses are distribution and storage except for the gym. There are eleven loading docks on the south end of the building, two smaller ones facing south at the corner and two additional along the river.

Mr. Ari Grunhut, 760 Kent Avenue, Brooklyn, NY, owner.

Mr. Kates presented Mr. Grunhut to the Board.

Mr. Grunhut addressed the Board. Originally was going to move manufacturing business to this property but it would have cost too much to do so. Mr. Grunhut and his family decided to use the property as rental units. Mr. Grunhut stated the following are current tenants in the building: Hospitality Glass, Essar Inc., Classic Blinds, 5 Start Belts, Legacy Builders and The Body Zone.

Mr. DeMarrais requested a list of tenants from Mr. Kates.

Mr. Grunhut stated there is no retail at the site. Hospitality Glass has showrooms for buyers but not the public.

Mr. Cathcart asked what type of use Mr. Grunhut is asking for. Mr. Grunhut stated they are looking for just storage and distribution.

Steven Lydon, Burgess Assoc., Westwood, NJ, Planner was sworn in and presented his qualifications to Board. Mr. Cathcart accepted Mr. Lydon as an expert.

Exhibit A4-4/16/19 - Aerial view of 185 Industrial Ave., 4/15/19.

Mr. Lydon described Exhibit A4.

Mr. Lydon stated all the current uses are permitted in the I-2 Zone. Mr. Lydon would like the application to have a maximum number of fifteen tenant spaces and not eleven.

Mr. DeMarrais would like a list of the current tenants and who has Certificate of Occupancies.

Mr. Bilow addressed ingress and egress for Mr. Alberque.

Fire Marshal Peter Danzo addressed the Board. Multiple illegal occupancies were found during an inspection and also construction issues. None of the construction issues have been addressed. Fire Marshal Danzo request that occupancies have fire doors and second means of egress. Fire Marshal Danzo would like to see plans showing all occupancies.

Mr. Cathcart would like Mike Kelly of Boswell Engineering to attend the May 21st meeting to address the Boards concerns.

Mr. Vorhees motioned to carry the application to the May meeting and have the applicant meet with the Fire Official and the Construction Official. No new noticing will be required. Seconded by Ms. Perrotta.

Roll Call:

Cathcart, Perrotta, Vorhees, Frontera, Alberque, Orth, Gandolfo

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 9:25 p.m.

(Note: Please refer to the Transcription of the April 16, 2019 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
