

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

**Minutes of
Regular Meeting
March 19, 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, Morrissey, Gandolfo and Ms. Perrotta

Absent: Mr. Miele

Mr. Morrissey joined the meeting at 7:33 p.m.

Mr. Perrotta read the Rules of Procedure.

Mr. Vorhees motioned to approve the minutes of the February 19, 2019. Seconded by Mr. Frontera.

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

Correspondence:

- Letter from Shade Tree Commission 3/11/19
- Letter from K. Kelly, Esq. RE: 100 Challenger Rd. 3/5/19
- Letter from A. Ellington, Esq. 3/1/19
- Summons RE: 100 Challenger Road.
 - Challenger 60, LLC vs Village of Ridgefield Park
- Memo from Alan O'Grady RE: 9-13 Lincoln Avenue
- Memo from P. Danzo RE: 185 Industrial Avenue
- Memo from T. O'Grady RE: 9-13 Lincoln Avenue

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

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

Mr. Michael Kates, Esq. addressed the Board and requested a postponement in order to respond to Ken Ochab, Planner and Michael Kelly, Engineer.

Mr. Cathcart read a note from the Fire Official of what he is looking for regarding the application. Mr. DeMarrais will follow up with a letter to Mr. Kates.

Mr. DeMarrais stated that no one from the public was in attendance and the Board approved the request. No further noticing will be required of the applicant.

Executive Session

Mr. DeMarrais addressed the Board regarding the complaint against the Board regarding the application for 100 Challenger Road, Case #1539. The complaint has been filed by Challenger 60, LLC. Mr. DeMarrais asked that Mrs. Orovitz send the complaint to the members of the Board.

Mr. Vorhees motioned to approved Mr. DeMarrais to answer the complaint on behalf of the Board. Seconded by Mr. Frontera.

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

Mr. DeMarrais discussed with the Board Case #1520, 9-13 Lincoln Avenue. The applicant is requesting a change to the building materials they were approved for and is in the approved Resolution. Escrow will need to be made current prior to the new application. No new plans will be required as long as there are no further changes. Mr. DeMarrais will send a letter to the applicants attorney Mr. Charles Sarlo.

Mr. DeMarrais discussed the complaint filed by SP Equities for 53 Bergen Turnpike.

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 8:10 p.m.

(Note: Please refer to the Transcription of the March 19, 2019 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
