

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

Minutes of Regular Meeting June 18, 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, Alberque, Orth, , Gandolfo and Ms. Perrotta

Absent: Messrs. Frontera, Miele, Morrissey

Correspondence:

- Letter from County of Bergen Department of Planning and Engineering RE: Site Plan Application - 53 Bergen Turnpike
- Letter from State of New Jersey Department of Environmental Protection RE: 16 Industrial Avenue CEA/WRA for ground water
- NJ Planner March/April

Mr. Perrotta read the Rules of Procedure.

Mr. Vorhees motioned to approve the minutes of the May 21, 2019. Seconded by Mr. Alberque.

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

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

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

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

Mr. Vorhees motioned to approve the Resolution. Seconded by Ms. Perrotta.

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

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

Case #1545
45 Highland Place
Block 36/Lot 1

Variance

Installation of 6' foot fence. Amendment to May 21st approval.

Matthew Florio, 45 Highland Place, was sworn in.

Mr. Florio explained why he is asking for an amendment to his prior approval to include a 6' fence.

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 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 the requested amendment but not to exceed 6' in height and have 1' of lattice at the top of the fence. Seconded by Mr. Gandolfo.

Roll Call: Cathcart - yes; Perrotta - no; Vorhees - yes; Alberque - yes; Orth - yes; Gandolfo - yes.

Case #1543

35 E. Winant Avenue

Block 133.01/Lot 7

Use Variance

Parking Lot in an R-2 Zone

Mr. Kevin Kelly, Esq. addressed the Board and stated the applicant has withdrawn the application without prejudice.

Case #1544

1 Teaneck Road

Block 140/Lot 1

Use Variance

Increase number of tenants from 4 to 5

Mr. Cathcart stated taxes are current and noticing has been completed.

Mr. Kevin Kelly, Esq. presented to the Board for the applicant.

Currently there are five units at the property, mixed use office and warehouse.

Mr. Kelly presented Ms. Chelsey Cho, owner. Ms. Cho was sworn in.

Ms. Cho stated she purchased the property in May 2018.

The current tenants are:

K&S Sportswear - 7 employees. Open Monday to Friday 9:00 to 6:00

Dylan Media Group - 6 employees. Open Monday to Friday 9:00 to 6:00. Office only.

Local 1964 - 13 - 15 employees. Open Monday to Thursday 9:00 - 4:30. Office for the union.

Knowledge Production - 2 employees. Open Monday to Friday 9:00 - 6:00. Office to compile videos.

Labela - 2 employees. Open Monday to Friday 9:00 - 6:00. Internet cosmetic business.

Ms. Cho stated no construction has been done.

Mr. Albert Ziccone, Architect, was sworn in. Mr. Kelly presented Mr. Ziccone and his qualifications. Mr. Cathcart accepted Mr. Ziccone as an expert witness.

Mr. Ziccone addressed the Board.

Exhibits:

A1 6/18/19 - Globe Litho drawing 4/14/01. Five tenants at time.

A2 6/18/19 - Plans dated 2/8/19.

The size of the building is 47,350 square feet.

Mr. Ziccone stated the footprint of the building is not changing and the interior walls are not changes.

Exhibit A3 6/18/19 - 13 photos from Mr. Kelly.

Mr. Ken Ochab, Village Planner addressed the Board. The property is in an I-1 zone. The uses are permitted but the ordinance permits only one use per building. There are 45 parking spaces required and 44 are presented. Mr. Ochab has no issues with the application.

Mr. Alberque stated the parking lot should be line.

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 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 the application. Seconded by Mr. Alberque.

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

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 8:40 p.m.

(Note: Please refer to the Transcription of the June 18, 2019 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
