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

Minutes of Regular Meeting December 17, 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. Vorhees, Alberque, Orth, Gandolfo and

Ms. Perrotta ad Ms. Portorreal

Absent: Messrs. Cathcart, Frontera, Morrissey

**Correspondence:** None

Mr. Orth read the Rules of Procedure.

Ms. Wanda Portorreal was sworn in.

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

Case #1539 100 Challenger Road Block 24.02/Lot 2 Whispering Woods

Mr. Kevin Kelly, Esq. presented the Whispering Woods application to the Board. The application is a Whispering Woods application from an application which was approved in 2019. The case was sent to mediation and a settlement has been agreed to. Whispering Woods requires the applicant to return to the Board for the Board to hear the settlement agreement and vote on that settlement.

Exhibit WW 1 - Proofs of Service

Exhibit WW 2 - Affidavit of Publication from the Record

Exhibit WW 3 - Resolution of Approval from January 15, 2019

Exhibit WW 4 - Settlement Agreement

Exhibit WW 5 - Colorized Version of the Sign

Mr. Kelly is prepared to go forward with the application but a vote cannot be done because the Board does not have five members in order to vote on the Use Variance.

Mr. Santo explained to the Board why the application should be carried to the January meeting.

Mr. Alberque asked why the Board needs to hear the application again. Mr. Santo explained that the Board is required to have a public meeting with the new application.

Mr. Gandolfo will read the transcript of the December 18, 2018 meeting and Ms. Portorreal will listen to the audio CD of same meeting and will submit certification. After certification is submitted Mr. Gandolfo and Ms. Portorreal will be eligible to hear the application at the January 21, 2020 meeting.

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. Alberque motioned to carry the application to the January 21, 2020 meeting. Seconded by Mr. Vorhees.

No new noticing is required.

Mr. Kelly consents to carry the application to the January 21, 2020 meeting.

Roll Call: Perrotta, Vorhees, Alberque, Orth, Gandolfo, Portorreal

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 8:00 p.m.

(Note: Please refer to the Transcription of the December 17, 2019 meeting for the rest of the minutes.)

Respectfully submitted, Francine Orovitz