

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

**Minutes of
Regular Meeting
July 21, 2020**

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 2019.

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

Absent:

Correspondence:

- Ms. Perrotta's resignation letter.
- NJ Planner May/June

Mr. Cathcart advised the Board of Ms. Perrotta's resignation and motioned Mr. Vorhees to be Vice-Chairman. Mr. Morrissey seconded.

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

Mr. Orth read the Rules of Procedure.

Mr. DeMarrais addressed Mr. Francisco Denaruma regarding a letter which was sent to the Board regarding 291-295 Main Street. Mr. DeMarrais explained the application is not on the agenda and it has not been deemed complete as of yet. Mr. Denaruma was advised to return to the Board when the application is on the agenda.

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

**Case #1555
133 Roosevelt Avenue
Block 20/Lot 3
Alexander Gonzalez**

Mr. Gonzalez was sworn in.

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

Mr. Gonzalez presented to the Board. The application was initially approved in 2017 for a five foot fence containing four foot solid with one foot lattice.

Exhibit A1 7/21/2020 - Collective exhibit of nine photos.

Mr. DeMarrais explained the background of the application to the Board. The applicant was sent to the Municipal Court because he went against the approval of the Board. Mr. DeMarrais explained that the Village ordinance allows a six foot fence on the sides of property and that is what Mr. Gonzalez did.

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' opposed. No one appeared.

Mr. Vorhees motioned to approve the application as submitted. Seconded by Mr. Frontera.

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

**Case #1520
9-13 Lincoln Avenue
Block 87/Lot 5**

Mr. Charles Sarlo addressed the Board. This is the third time the applicant has been back to the Board. The only variance requested is an increase in parking by one spot due to COAH. The units have changed from 24 one bedroom and 5 two bedrooms to 8 two bedrooms and 21 one bedrooms. As a result of this change one additional parking spot is required.

No questions were asked by the Board.

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' opposed. No one appeared.

Mr. Vorhees motioned to approve the application as submitted. Seconded by Mr. Frontera.

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

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 8:30 p.m.

(Note: Please refer to the Transcription of the July 21, 2020 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
