

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

Minutes of Regular Meeting February 15, 2022

Regular Meeting

The Chairman opened the regular meeting.

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 2021.

Roll Call: Present: Messrs. Cathcart, Alberque, Orth, Morrissey, Gandolfo, Olcott
Mr. Morrissey joined the meeting at 7:39 p.m.

Absent: Frontera and Ms. Velez

Correspondence: NJ Planner November/December

Mr. Alberque motioned to approved the minutes of the January 18, 2022 meeting. Seconded by Mr. Frontera.

Roll Call: Cathcart, Alberque, Orth, Morrissey, Gandolfo, Olcott

Mr. Gandolfo read the Rules of Procedure.

Announce: That there is one (1) application to be discussed and voted on and then memorialize the Resolution.
No public comment will be heard.

Mr. Ken Ochab addressed the Board regarding the Master Plan and the upcoming Zoning changes.

Case #1575

71 Mt. Vernon Street

Block 89/Lot 16

Convert building to residential from mixed use.

Vote to be held on application

Vote has been carried from the January 18, 2022 meeting.

Resolution vote

Mr. Alampi reminded the Board that the applicant appeared at the January 18th meeting and the hearing was concluded. The Board requested a month to process all the information given, including the testimony of the Fire Chief. The applicant agreed and therefore the vote on application will happen this evening.

Mr. Frontera motioned to approve the Resolution with the NFPA 13R sprinkler system. Seconded by Mr. Morrissey.

Roll Call: Alberque, Frontera, Orth – Recused, Morrissey, Gandolfo – Recused, Velez, Olcott and Cathcart

16 and 18 Industrial Avenue

Block 151/Lots 5 and 6

Appeal to Zoning Official's denial to increase number of businesses at

Property from 3 to 6

Continuation from the January 18, 2022 meeting.

Mr. DeVito addressed the Board.

Exhibit A6 2/15/22 – Letter dated February 1, 2022 to Mr. Alampi and Mr. Betesh

Exhibit A7 (ID only) Letter dated February 15, 2022 to Mr. Betesh

Exhibit A8 – Letter from Mr. Betesh dated February 15, 2022

Mr. Alampi explained to the Board the A Appeal and Section 68.

Exhibit A9 2/15/22 – Binder with Tags from A-S

Exhibit A10 2/15/22 – Noticing of Section 68

Mr. Betesh introduced Mr. Michael Landolfi as a witness and began direct examination.

The case was concluded.

Mr. Frontera motioned to accept to change to a Section 68 as pre-existing. Seconded by Mr. Gandolfo.

Mr. Orth asked for clarification.

Roll Call: Alberque, Frontera, Orth, Morrissey, Gandolfi, Velez, Olcott

Mr. Alampi asked MR. DeVito if he would amend the application to include Section 68 and withdraw the appeal. Mr. DeVito agreed. Mr. Alami stated subject to Mr. Betesh and the Village not appealing the decision. If appealed Mr. DeVito preserves his right.

(Note: Please refer to the Transcription of the February 15, 2022 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
