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

Minutes of Regular Meeting March 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, Frontera, Orth, Gandolfo, Olcott

And Ms. Velez

Absent: Morrissey and Garofalow

Correspondence: None

Mr. Frontera read the Rules of Procedure.

Mr. Cathcart read a letter into the record from Lexington Equities attorney requesting to carry the application to the April 19, 2022 meeting with no further noticing required.

Case #1580 313 Bergen Turnpike Block 146/Lot 1

Mr. Cathcart stated noticing has been completed and the taxes are current. Mr. Alampi stated the Board can hear the application.

The following were marked into evidence.

BD1 – Ken Ochab report 2/16/22

BD2 – Boswell Report

Mr. Kevin Kelly, Esq., addressed the Board on behalf of Liacom LLC. The lot is 26,915 sq. feet with two structures. Applicant is seeking to expand the larger building by 3400 and add a tenant.

The current auto body repair shop will remain and the applicant would move his powder coating business into the property.

Mr. Kelly explained powder coating to the Board.

Mr. Al Zaccone, Architect, was sworn in. Mr. Cathcart accepted Mr. Zaccone as an expert.

Mr. Zaccone described the building. The addition will be 40' by 60'.

Exhibit A1 – Zaccone Architectural Plan 1/12/22

Open to the public for questions for Mr. Zaccone.

Knoel Cote, 418 Teaneck Road Anne Herb-Schreiber, 16 Summit Street

Mr. Tombalakian, Engineer, was sworn in and presented his credentials. Mr. Cathcart accepted Mr. Tombalakian as an expert.

Exhibit A2 – 3 pages 1/18/22 Site Plan

Mr. Tombalakian explained the site plan.

Mr. Tombalakian reviewed and addressed the concerns from Mr. Mike Kelly of Boswell Engineering's letter.

Opened to the public for questions for Mr. Tombalakian.

Knoel Cote, 418 Teaneck Road Janet Malool, 163 E. Grand Avenue Steve Nicoletti, 295 Bergen Turnpike

Mr. Kelly called Ismet Nela and Ludfi Shahu, owners of the property, to be sworn in.

Mr. Shahu is the President and Mr. Nela is the Vice President. The business is family owned.

Mr. Nela described the business and stated they want to move to Ridgefield Park because they need more square footage.

Mr. Hal Simoff, Engineer/Planner, was sworn in and presented his qualifications. Mr. Cathcart accepted as an expert.

Exhibit A3 – Aerial photo of the site.

Opened to the public for questions for Mr. Simoff.

Knoel Cote.

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.

Steve Nicoletti, 295 Bergen Turnpike

The case was opened to the public within 200' opposed. No one appeared.

Mr. Kelly summarized the application.

Mr. Alberque motioned to approve the application. Seconded by Mr. Frontera.

Mr. Ochab's Report. Mr. Ochab discussed the Master Plan and Zoning Ordinances. No public hearing has been set for the Housing Plan. (Note: Please refer to the Transcription of the March 15, 2022 meeting for the rest of the minutes.) Respectfully submitted, Francine Orovitz	Roll Call: Cathcart, Alberque, Frontera, Orth, Gandolfo, Velez, Olcott
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