

Minutes of Regular Meeting March 15, 2022

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.

Roll Call: Cathcart, Alberque, Frontera, Orth, Gandolfo, Velez, Olcott

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
