

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

Minutes of
Regular Meeting
September 15, 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, Gandolfo, Olcott and Ms. Velez

Absent:

Correspondence: Letter from Mr. F. Donaruma

Mr. Vorhees motioned to approve the August 18, 2020. Seconded by Mr. Frontera.

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

Mr. Gandolfo read the Rules of Procedure.

Mr. Francisco Donaruma addressed the Board regarding a petition he has opposing new apartment buildings in the Village.

Mr. Thomas Olcott was sworn in as a 1st Alternate Board Member.

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

**Case #1563
5 Winant Avenue
Block 125/Lot 12
Atlantic Management Group**

Mr. Cathcart stated noticing has been done and the Board has a report from Mr. Ochab and Boswell Engineering.

Lou Darminio, Esq. presented to the Board regarding the application. Application is to expand service area with controlled parking and a convenience store.

Mr. Darminio addressed Mr. Ochab, Village Planner, report and Mr. Kelly, Boswell Engineering report.

Mr. Jose Montero, Principal of Atlantis Management Group. was sworn in.

Exhibits

A1 9/15/20 - Aerial Site

A2 9/15/20 - Site Plan Sheet 2 Existing Conditions

Meeting Opened to the public.

Giselle Holloway, 142 Mt. Vernon Street, Ridgefield Park. Ms. Holloway asked if liquor and cigarettes will be sold and what are plans to not sell to minors. Answer was no liquor will not be sold and cigarettes will be sold with proof of age.

Mr. William R. Vogt, Jr, Engineer was sworn in. Mr. Vogt presented his qualifications to the Board. Mr. Cathcart accepted Mr. Vogt as an expert.

Exhibits

A3 9/15/20 - Site Plans - Preliminary and Final. Pages C01-C10 Major Site Plan dated 6/19/2020

A4 9/15/20 - Colorized version of page C3.

Will be adding 1500 sq. feet of green space with landscaping. Trash enclosure will be screened. Will be adding LED lighting.

A5 9/15/20 - Proposed Buffered Parking Plan. 9/5/2020.

Will replace old wood fence with vinyl fencing. Sidewalk on Ridgefield Avenue will be replaced. Parking will be 18' length instead of 19' per the ordinance.

Applicant will send new plans with revisions from Mr. Ochab and Mr. Kelly.

Exhibit A6 9/15/20 - Proposed Architectural drawing. A-101 Floor Plans for Convenience Store.

Erick DeLine, Planner was sworn in and presented his qualifications to the Board. Mr. Cathcart accepted him as an expert.

Mr. DeLine presented to the Board.

Exhibit A6 9/15/20 - Pictures of site.

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.

The meeting was closed to the public.

Mr. Frontera motioned to approve subject to the recommendations from Mr. Ochab and new plans being submitted. Seconded by Mr. Vorhees.

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

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 9:30 p.m.

(Note: Please refer to the Transcription of the September 15, 2020 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
