

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

Minutes of Regular Meeting
February 21, 2023

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 2022.

Roll Call: Present: Messrs. Alberque, Frontera, Orth, Gandolfo, Olcott

Absent: Cathcart, Morrissey and Garofalow

Mr. Alberque reminded everyone that the Rules of Procedure are posted on the Village website.

Correspondence: Letter from Mr. DeVito RE: Apache Auto Wreckers, requesting an extension to the April meeting.

Mr. Orth motioned to approve the minutes of the January 17, 2023, meeting. Seconded by Mr. Frontera.

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

Mr. Orth asked if Ms. Orovitz can include the number of meetings each application appeared at prior to sending the 2022 listing to the Board of Commissioners.

Resolution

Case #1591

122 Preston Street

Block 67/Block 31

Mr. Frontera motioned to approve the Resolution. Seconded by Mr. Orth.

Roll Call: Alberque, Frontera, Orth, Gandolfo

Resolution

Case #1593

64 Park Street

Block 60/Lot 5

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

Roll Call: Alberque, Frontera, Orth, Gandolfo,

Case #1583
45-49 Winant Avenue
Block 126, Lots 11 & 12

Mr. Michael Edelson, Esq. addressed to the Board. He said his client would like to withdraw the application and return at a later date with new plans and a new application. He asked the Board to consider if building a three-story structure with parking and two stories of apartments would be something the Board would be amendable to. The Zoning Board does not hear concept reviews and advised Mr. Edelson to have the plans submitted to the Zoning Official for review and return to the Board for a hearing at that time.

Case #1592
Bergen Turnpike
Block 14/Lots 1 and 2
Construct 60 car storage.

Mr. Benjamin Wine addressed the Board. This application was carried from the January 17th meeting due to time constraints. No further noticing was required.

Mr. David Bilow, Architect was sworn in. Mr. Alberque accepted Mr. Bilow as an expert witness.

Exhibit A1 2/21/23 Overall Site Plan. A010 1/17/23 Two pages. Reduced copy distributed to the Board.

Exhibit A2 – 2/21/23 Site Plan

The application is for 60 additional parking spaces utilizing stacked parking which will be manned by trained professionals. These spaces will only be used by employees and not couriers.

There is currently a ten-foot easement which was part of the site plan approval from the Planning Board in 2021. The applicant will agree to keeping the easement as a condition of approval.

Mr. Wine stated the Planner was running late but that Mr. Bilow is also a Planner and can cover the Planning aspect of the application. Mr. Alberque accepted Mr. Bilow as a planning expert.

Mr. Bilow addressed the Board and there were no questions.

Mr. Wine asked for the Board's feelings since there are only five members in attendance.

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.

No input from the Village Engineer.

Mr. Orth requested a condition of approval be reviewal from the NJDEP regarding the river.

Mr. Alampi listed the conditions for approval.

1. Clarification from the DEP regarding permits or restrictions
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2. The Planning Board approval for Building C regarding the 10-foot easement
3. The deviations from the parking lot for curbing.

Mr. Wine stated the conditions are acceptable to the applicant.

Mr. Frontera motioned to approve the application with the conditions of approval which were listed. .
Seconded by Mr. Orth.

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

Meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Francine Orovitz