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

Minutes of Regular Meeting November 17, 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, Alberque, Orth, Morrissey,
Gandolfo, Olcott and Ms. Velez

Absent: Mr. Frontera

Mr. Orth read the Rules of Procedure.

Mr. Vorhees motioned to approve the September 15th minutes. Seconded by Mr. Alberque.

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

Announce: That there are (2) applications to be memorialized.

Case #1563 5 Winant Avenue Block 125/Lot 12 Enlarge existing gas station to include retail and convenience

Mr. DeMarrais addressed the Board regarding the Resolution and the changes that were sent to everyone on this date. Everyone received the changes and no member had any questions or issues.

Mr. Vorhees motioned to approve the Resolution with changes that were sent on this date. Seconded by Mr. Morrissey.

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

Case #1562 107 Central Avenue Block 7/Lot 20 Change in Use to Multiple Family Dwelling

Mr. Cathcart asked the Board if all members had read the Resolution. All stated aye.

Mr. Vorhees motioned to approve the Resolution. Seconded by Mr. Morrissey.

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

Announce: That there are (3) applications to be heard.

Case #1565 68 Highland Place Block 90/Lot 9 6' Vinyl Fence

Case #1566 16 Paulison Avenue Block 63/Lot 7 Use Variance

Case #1567 125 Roosevelt Avenue Block 20/Lot 5 Enlarge existing deck

Case #1566 16 Paulison Avenue Block 63/Lot 7 Use Variance

Mr. Cathcart called upon Mr. Kevin Kelly, Esq. to present to the Board regarding Case #1566. Mr. Kelly stated he is in attendance to submit the required noticing for the application and explain that the applicants are ill with Covid-19 and could not attend. He requested the Board allow a continuance until the December 15th meeting without any further noticing and consented to the extension of time.

Mr. DeMarrais stated if anyone was in the audience for this application that the application will be carried with not further noticing required.

Mr. Vorhees motioned to carry the application. Seconded by Mr. Orth

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

Case #1565 68 Highland Place Block 90/Lot 9 6' Vinyl Fence

Mr. Amaury Lantigua, applicant, was sworn in.

Mr. Vorhees had to recuse himself.

Mr. Cathcart stated noticing was complete and taxes are current.

Mr. Lantigua presented to the Board requesting a 6' vinyl fence on the side of his property.

Exhibit A1 10/20/20 – Survey showing proposed fence.

Mr. DeMarrais confirmed with Mr. Lantigua that the survey with the yellow highlight is the plan of where the fence will be. Mr. Lantigua stated yes.

Mr. Alberque asked if Mr. Lantigua would be amenable to a 5' solid vinyl and 1' lattice Mr. Lantigua is willing.

The meeting was closed and opened to the public.

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. Alberque motioned to approve as presented. Seconded by Mr. Olcott.

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

Case #1567 125 Roosevelt Avenue Block 20/Lot 5 Enlarge existing deck

Ms. Donna Turkowski, applicant, was sworn in.

Mr. Vorhees stated noticing was complete and taxes are current.

Mr. Cathcart had to recuse himself.

Ms. Turkowski, applicant, was sworn in. Ms. Turkowski presented the application to the Board.

Exhibit A1 10/20/20 – Survey showing proposed deck.

The meeting was closed and opened to the public.

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. Vorhees motioned to approve as presented. Seconded by Mr. Alberque.

Roll Call: Vorhees, Alberque, Orth, Morrissey, Gandolfo, Velez, Olcott

Mr. Vorhees motioned to adjourn the meeting.

Meeting adjourned at 8:00 p.m.

(Note: Please refer to the Transcription of the November 17, 2020 meeting for the rest of the minutes.)

Respectfully submitted, Francine Orovitz