

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

Minutes of
Regular Meeting
February 16, 2021

This meeting was held via Zoom due to Governor Murphy's Executive Orders.

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 2020.

Roll Call: Present: Messrs. Cathcart, Vorhees, Alberque, Orth, Morrissey,
Gandolfo, Olcott and Ms. Velez

Absent: Mr. Frontera

Rules of Procedure were screen shared for everyone to read.

Correspondence: None

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

Case #1558, 144 Sixth Street, Block 6/Lot 22

Case #1566, 16 Paulison Avenue, Block 63/Lot 7

Appeal to Zoning Officer's Denial Decision, 126 Union Place, Block 41/Lot 20

Mr. Vorhees motioned to approve the Resolution for Case #1558. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Alberqvue, Orth, Morrissey, Gandolfo, Olcott

Mr. Vorhees motioned to approve the Resolution for Case #1566. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Alberqvue, Orth, Morrissey, Gandolfo, Olcott

Mr. Vorhees motioned to approve the Resolution for Case #1566. Seconded by Mr. Alberque.

Roll Call: Cathcart, Vorhees, Alberqvue, Orth, Morrissey, Gandolfo, Olcott

Announce: That there are (2) applications to be heard

Case #1568,
25 Second Street
Block 10/Lot 8.01
Height Variance

Case #1564
291 and 295 Main Street

**Case #1568,
25 Second Street
Block 10/Lot 8.01
Height Variance**

Mr. Cathcart stated noticing has been done and taxes are current

Christna Zipko was sworn in. The application is for a height variance for the new roof line. The new roof line is lower than the old.

No questions from the Board.

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 the application as presented. Seconded by Mr. Morrissey.

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

**Case #1564
291 and 295 Main Street
Block 66/Lots 1 and 2
Height Variance**

This application is a continuation hearing from the January 19, 2021 meeting.

Mr. Sarlo recalled Mr. Tom Stearns, Engineer. Mr. Stearns is still under oath.

Exhibit A3 Landscaping Plans, Colorized Version. Dated 12/17/2020.

Mr. Stearns concluded his testimony.

Mr. Matthew Evans, Architect, was sworn in.

Mr. Sarlo presented Mr. Evans credentials. Mr. Cathcart accepted Mr. Evans as an expert.

Exhibit A4 – SK1 – SK4 dated 11/28/2020. Architectural rendering of proposed homoe.

Exhibit A5 – All Architectural Plans (SK1-SK4)

Mr. Evans described A4.

Mr. Charles Olivo, Planner, Stonefield Engineering. Mr. Sarlo presented Mr. Olivo and his credentials. Mr. Cathcart accepted Mr. Olivo as an expert witness.

Exhibit A6 – Photos of a walk-through of the neighborhood. Dated 2/16/21.

Mr. Sarlo summarized the application.

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

The case was opened to the public within 200' opposed.

Mr. John DeFelice, 311 Main Street. Parents own the property.

Mr. Sarlo questioned why Mr. DeFelice's parents were not on the call. Mr. Alampi stated the Mr. DeFelice can be heard as representation for his parents.

Mr. Michael Pessolano, Planner. Mr. Pessolano was hired by Mr. DeFelice. Mr. Alampi swore Mr. Pessolano in and Mr. Pessolano presented his credentials.

Mr. Pessolano proceeded to address the Board.

Mr. Cathcart suspended Mr. Pessolano's testimony until the March meeting.

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.

Marsha Rosen, 99 Hudson Avenue. Ms. Rosen questioned the landscaping.

Mr. Alampi asked Mr. Sarlo if he would consent to an extension of the timeframe in order for the Board to consider the application. Mr. Sarlo agreed.

Mr. Vorhees motioned to closed the meeting to the public. Seconded by Mr. Orth.

The application was adjourned until the March 16, 2021 meeting. The applicant will not have to re-notice.

Mr. Vorhees motioned to adjourn the meeting. Seconded by Mr. Alberque.

(Note: Please refer to the Transcription of the February 16, 2021 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
