RIDGEFIELD PARK PLANNING BOARD 234 Main Street Ridgefield Park, New Jersey 07660

September 9, 2013

Regular Meeting Meeting called to order 8:00 p.m.

Mr. Rosen stated that adequate notice of this meeting was provided by advertising in the Record, posting said notice on the bulletin board in the Municipal Building, and notifying the Village Clerk.

Roll Call:

Present Messrs. Mac Neill, Anlian, Rosen, O'Grady, Cummings,

Quinn, Ms. Borkowski

Absent Messrs. Landolfi, Garofalow, Ms. Kowalchuk, Ms. Perrotta

Mr. Rosen moved the minutes of the August 19, 2013 meeting be approved. Seconded by O'Grady.

Roll Call: Rosen, Quinn, O'Grady

COMMUNICATION AND BILLS:

Mr. Rosen moved payment of two vouchers from Patrick Quirk, Esq. in the amount of. \$250.00 for 55 Challenger Road and \$1,025.0 for Skymark. Seconded by O'Grady.

Roll Call: Mac Neill, Rosen, Quinn, O'Grady, Cummings, Borkowski

COMMUNICATION AND BILLS:

- Historical Preservation Committee minutes 8/22/13
- Letter from WBHB &K P.C. Re: Avak Service Station

COMMENTS FROM PUBLIC: No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Mr. Rosen announced the continuation of the hearing for the In-Need Redevelopment Investigation until October 7, 2013 at 8:00 PM.

Review for Completeness Site Plan Application 55 Challenger Road Block 40.02 Lot 1.01

The application is for the addition to the existing parking deck to be constructed over a portion of the existing parking lot. The proposed parking deck is a Conditional Use in the OP-1 zone.

The Board reviewed the letter from Boswell Engineering, dated March 28, 2013, commenting on a conceptual Site Plan prepared by Dresdon Robin dated February 14, 2013.

The applicant will revise the Schedule on the Cover Sheet to reflect the requirements of Section 96-5.9 Additional Regulations in the OP-1 Zone including lot size, floor area ratio, setbacks, building coverage and impervious lot coverage. The applicant will identify variances required including building coverage, impervious lot coverage and setbacks.

The applicant will revise the parking schedule based on 96-5.9 C. Minimum off-street parking including the area of the building on Block 40.01, Lot 1.01 which is served by the parking deck and surface parking.

The applicant will resubmit the revised Cover Sheet by September 29, 2013.

The application was deemed complete and a Public Hearing was scheduled for October 7, 2013.

Review for Completeness 139 Arthur Street

The application is for a variance to construct a 6' high fence in lieu of a 4' high fence in the front yard on Barnes Court West as required by the ordinance.

The Board determined that the application for the variance is required to be heard by the Board of Adjustment.

OLD BUSINESS: None

NEW BUSINESS: None

Mr. Rosen motioned meeting adjourned at 8:55 p.m. Seconded by Borkowski.

Respectfully submitted,

Fredric Rosen Chairman