

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

February 18, 2015

Regular Meeting

Meeting called to order 7:00 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. MacNeill, Rosen, Anlian, O'Grady, Olson,
 Ms. Kowalchuk, Ms. Borkowski and Ms. Perrotta

Absent Messrs. Landolfi, O'Grady, Garofalow, Avery

Election of Officers

Mr. Rosen stepped down as Chairman. Opened the floor to nominations. Ms. Kowalchuk nominated Mr. Rosen as Chairman. Seconded by Perrotta. All in favor.

Mr. Rosen nominated Margaret Kowalchuk as Vice Chairperson. Seconded by Commissioner MacNeill.

Roll Call: MacNeill, Rosen, Perrotta, Olson

Mr. Rosen motioned to appoint Mr. Albert Birchwale as Board Attorney. Seconded by Ms. Kowalchuk.

Roll Call: MacNeill, Rosen, Kowalchuk, Perrotta, Olson

Mr. Avery joined the meeting at 7:03 p.m.

Mr. Rosen motioned to appoint Francine Orovitz as Board Clerk. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Rosen, Kowalchuk, Avery, Perrotta, Olson

The meeting was called back to order.

COMMUNICATION AND BILLS:

Mr. Rosen moved payment of the voucher from Boswell Engineering in the amount of \$684.00 in reference to United Rentals Seconded by Perrotta.

Roll Call: MacNeill, Rosen, Kowalchuck, Borkowski, Avery, Perrotta, Olson

Mr. Rosen moved payment of the voucher from Boswell Engineering in the amount of \$171.00 in reference to United Rentals Seconded by Borkowski.

All in favor

Mr. Rosen moved payment of two vouchers from Rocciola Engineering in the amount of \$1817.50 and second in the amount of \$1487.50.00 in reference to Skymark. Seconded by Perrotta.

All in favor.

Mr. Rosen moved payment of the voucher from Albert Birchwale, from September through December 2014 in the amount of \$812.50. Seconded by Olson.

All in favor.

Mr. Anlian joined the meeting at 7:06 p.m.

Mr. Rosen moved payment of two vouchers from Albert Birchwale for January and February 2015 in the amounts of \$449.08 each. Seconded by Ms. Kowalchuk.

All in favor.

- Letter from County of Bergen RE: KABR Group additional parking at 100 Challenger Road.
- Mayor's Advisory RE: COAH Update
- NJ Planer November/December

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application No. 02-01-15
21 Preston Street
Block 52/Lot 6

Mr. Rosen stated to let the record show proper noticing had been completed in the Bergen Record on January 3, 2015. Property owners have been served, taxes are current and denial letter received from Zoning Officer.

This application is for a front porch and rear deck. The variances are for existing non-conforming lot size 40 sq. ft. x 120 sq. ft., 5327 sq. ft. existing, and also needs variance for front yard and side yard.

Mr. Alfredo Diaz was sworn in.

Mr. Diaz presented his application to the Board. He wants his house to look better in the neighborhood and have more value.

Meeting opened to anyone within 200' of this application that wishes to be heard. No one from the public appeared.

Meeting opened to anyone outside 200' of this application that wishes to be heard. No one from the public appeared.

No questions from the Board.

Mr. Rosen motioned to approve the application as presented with variances for existing nonconforming requirements. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Borkowski, Avery, Perrotta, Olson.

Site Plan Application No. 02-15-02
87 Euclid Avenue
Block 101/Lot 1

Mr. Rosen stated to let the record show proper noticing had been completed in the Bergen Record on January 7, 2015. Property owners have been served by certified mail, taxes are current and denial letter received from Zoning Officer.

This application is convert a mixed use property to a two family home.

Mr. Joseph Paterno, Esq. presented the owner, Mr. Dennys Tapia, to the Board.

Mr. Dennys Tapia was sworn in.

Mr. Tapia presented the application to the Board. Mr. Tapia wants to convert the first floor retail to a residential apartment.

The Board discussed the application.

Mr. Tapia is willing to plant a tree according to the Shade Tree Commission and will also remove approximately 8' x 40' of the concrete in the front and replace with grass to conform with the other properties in the area.

Meeting closed to the public.

Meeting opened to anyone within 200' of this application that wishes to be heard. No one from the public appeared.

Meeting opened to anyone outside 200' of this application that wishes to be heard. No one from the public appeared.

Mr. Rosen motioned to approve the application and with variances for lot area, lot width, maximum building coverage, impervious coverage, building height, front yard, rear yard, right side of property and if Shade Tree wishes to plant a tree the applicant will find it acceptable. Seconded by Ms. Borkowski.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Borkowski, Avery, Perrotta, Olson.

Next order of business
Skymark Concept Review

Mr. Ken Ochab, Planner for the Village of Ridgefield Park, addressed the Board regarding the concept plans of Skymark. Mr. Ochab spoke about the changes to the Power Center, Skymark Boulevard, the Town Center and the remaining site, formerly the Gasho Restaurant.

Mr. Judd Rocciola, Traffic Engineer, addressed the Board regarding traffic, transportation and roads for the site.

Mr. Anthony Noce presented approvals to the Board from the Department of Transportation and the Turnpike Authority.

Mr. John Cote of Langan Engineering addressed the Board.

Mr. Francis Reiner, Planner from DMR Architects addressed the Board.

The next step will be the Master Plan submittal for the May meeting.

ZBOA Case #1501
172 Main Street
Block 88/Lot 15
Use Variance

This application is for retail space and 15 residential units. The Planning Board has no comment on this case.

NEW BUSINESS (None)

Mr. Rosen motioned meeting adjourned at 9:27 p.m. Seconded by Kowalchuk.

Respectfully submitted,

Francine Orovitz
Board Clerk