

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

March 5, 2012

Regular Meeting

Meeting called to order 8:03 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. Rosen, Mac Neill, Quinn, O'Grady, Ms. Kowalchuk, Perrotta  
Absent - Messrs. Anlian, Landolfi, Garofalow, Cummings, and Ms. Borkowski

Mr. Rosen moved the minutes of the February 6, 2012 meeting be approved. Seconded by Perrotta.

Roll Call: Rosen, Kowalchuk, Quinn, O'Grady, Perrotta

**COMMUNICATION AND BILLS:**

\*State of New Jersey Department of Transportation

RE: Application for Flood Hazard Areas in the Borough of Little Ferry.

\*Letter from Ken Ochab February 29, 2012

RE: Analysis of Residential Development School Children Projections.

\*Letter from Ken Ochab February 29, 2012 RE: Affordable Housing Regulations

Mr. Rosen moved payment of the voucher from Quirk and Gallagher in the amount of \$725.00 for services rendered during the month of February. Seconded by Quinn.

Roll Call: MacNeill, Rosen, Kowalchuk, O'Grady, Perrotta

**COMMENTS FROM THE PUBLIC: None**

**REPORTS OF OFFICERS AND COMMITTEES:**

**SITE PLAN APPLICATION**

**113 HOBART STREET Block 114/Lot 1.02**

Ms Nancy Vera, the property owner, represented herself.

Mr. Rosen explained the process to Ms. Vera.

Mr. Quirk stated proof of service and notice of publication in the Record on February 24, 2012 were provided.

Mr. Rosen stated taxes are current. The application is for a deck. Variances needed are for existing non-conforming lot area, lot width and side yard set backs.

Ms. Vera stated she is requesting this so her family can use the back yard and feel secure and also for an emergency exit.

No questions from the Board.

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

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

Meeting closed to public.

Mr. Rosen motioned to approve the application with the variances for existing non-conforming requirements. Seconded by MacNeill

Roll Call: MacNeill, Rosen, MacNeill, Kowalchuk, Quinn, O'Grady, Perrotta

## **RESOLUTION FOR CASE #02-01-12**

### **93 Main Street Block 103/Lot 2**

Mr. Rosen read Resolution into the record.

Mr. Rosen motioned to approve the Resolution of denial of the application. Seconded by Mr. Quinn

Roll Call: Rosen, Kowalchuk, Quinn, Perrotta

Mr. Rosen stated the Board of Commissioners has received proposals for housing on Challenger Road and they have hired Ken Ochab to determine what the impact of school age children may be. The proposal is for 1000 residential rental units.

Mr. Rosen stated the Village has a Trust Fund of \$166,437 for affordable housing. The Village has done a spending plan that is no longer acceptable to the State. The State is threatening to confiscate the funds if there is not an approved spending plan. Mr. Ochab is going to develop a new spending plan which will be acceptable to the State. This will be done through the Commissioners and not the Planning Board.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

Mr. Rosen motioned meeting adjourned at 8:30 p.m. Seconded by Perrotta

Respectfully submitted,

Francine Orovitz  
Board Clerk