

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

May 7, 2012

Regular Meeting

Meeting called to order 8:03 p.m.

Mr. Quinn 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. Quinn, O'Grady, Garofalow, Cummings,  
                         Ms. Kowalchuk, Ms. Borkowski, Ms. Perrotta

Absent            Messrs. Rosen, Mac Neill, Anlian, Landolfi

Mr. Quinn moved the minutes of the April 2, 2012 meeting be approved. Seconded by Perrotta.

Roll Call: Quinn, Kowalchuk, Borkowski, Garofalow, Perrotta

**COMMUNICATION AND BILLS:**

\*Letter from the Borough of Little Ferry, March 30, 2012 RE: Fee Schedule for town Engineer

\*Mayors Advisory RE: Affordable Housing/Municipal Trust Fund Dollars and Draft Resolution in Support of A-2717, Extending the deadline on Housing Trust Funds.

\*Newsletter Deadlines and Delivery Dates

\*Letter from County of Bergen, Department of Planning and Economic Development April 17, 2012 RE: Mr. John Perhouse, request for water supply information regarding 300 Industrial Avenue.

\*New Jersey Planner March/April

**COMMENTS FROM THE PUBLIC:** None

**REPORTS OF OFFICERS AND COMMITTEES:**

**Zoning Board of Adjustment Case #1477**  
**209 Main Street, Block 80/Lot 5**

The above case will be heard at the Zoning Board of Adjustment meeting on Wednesday, May 16, 2012.

It is a Zoning review for a residential apartment over an office. They are applying for a variance by the Zoning Board Of Adjustment before a construction permit and a certificate of occupancy can be issued.

Mr. Cummings asked to clarify the address.

Mr. Quinn stated it is 209 Main Street, Block 80/Lot 5, the Dunkin Donuts building.

Mr. Quinn believes they want to occupy the upper floor. The first floor is already occupied. Mr. Quinn stated the property has a history.

Mr. Quirk stated the Board should not go into the history of the property.

Mr. Quinn agreed.

Mr. Quinn shared photographs from the application with the Board.

Mr. Garofalow asked why is there a placard from 2010 stating “Danger – Uninhabitable Space” on the back of the building when you enter. Why are they allowed to proceed without abating? Mr. Garofalow visited the property before this evening’s meeting.

Mr. Cumming agreed and stated he saw the notice on Sunday, May 6, 2012.

Mr. Quinn asked where the placard came from.

Mr. Cummings and Mr. Garofalow stated it was from the Village of Ridgefield Park Building Dept. Mr. Landolfi’s signature is on the placard.

Mr. Garofalow wants to know if the space is uninhabitable, how you can allow people to live above it.

Mr. Quirk verified Mr. Garofalow’s question has nothing to do with the history of the property.

Mr. Garofalow believes this should be addressed prior to proceeding.

Mr. Quirk asked if there are signs marked for parking for Dunkin Donuts.

Mr. Garofalow said yes.

Mr. Quinn asked if parking spots would not be allotted for the apartment.

Ms. Borkowski stated the apartment needs parking spaces.

Mr. Garofalow said according to the drawing the first floor will be rented also. The entrance into this section has the placard.

Mr. Kowalchuk asked what the Planning Board’s role is. Are we to advise the Zoning Board?

Mr. Quinn said yes if we want to.

Ms. Borkowski believes parking should be discussed.

Mr. Quinn stated also to alleviate the reasons the Building Dept. posted signs stating unsafe and uninhabitable.

Ms. Borkowski asked if we can question the sign.

Mr. Quirk said yes we can question it.

Ms. Orovitz, Board Clerk, will draft a letter to the Zoning Board of Adjustment with the Planning Board's concerns.

Mr. Quinn asked about the doors leading out the back.

Mr. Garofalow stated they are a concern.

Mr. Garofalow stated it is a one bedroom apartment and there is a dentist in the front of the building over Dunkin Donuts.

Mr. Quinn asked do the plans state what entrance they are planning to use.

Mr. Garofalow stated yes, the rear entrance.

Mr. O'Grady asked if this would make it a third use in the building.

Mr. Garofalow stated yes and the office would make a fourth use.

Mr. Quinn recalls the back doors may have been added without permit, but is unsure.

Mr. Quinn made a motion that the Planning Board right a letter to the Zoning Board asking them to fully investigate adequate parking, the safety of the entrance and egress to and from the apartments and the reasons why the Village Building Dept. posted a sign that stated the area was uninhabitable and unsafe and that these issues be resolved prior to considering hearing the proposal.

Ms. Kowalchuk added the number of uses for the building should also be included in the memo.

Seconded by Kowalchuk,

Roll Call: O'Grady, Quinn, Kowalchuk, Borkowski, Garofalow, Cummings

Ms. Borkowski asked Ms. Perrotta if this case came in front of the Zoning Board as of yet since she is also on the Zoning Board.

Mr. Quirk stated Ms. Perrotta had no comment.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

Mr. Quinn motioned meeting adjourned at 8:20 p.m. Seconded by Kowalchuk.

Respectfully submitted,

Francine Orovitz  
Board Clerk