

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

October 1, 2012

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. Rosen, Anlian, Cummings, Garofalow
 Ms. Borkowski and Ms. Perrotta

Absent Messrs., Mac Neill, Landolfi, O'Grady, Quinn, Ms. Kowalchuk

Mr. Rosen moved the minutes of the September 10, 2012 meeting be approved.
Seconded by Ms. Borkowski.

Roll Call: Rosen, Cummings, Borkowski, Perrotta

COMMUNICATION AND BILLS:

- * Letter New Jersey Turnpike Authority RE: Freshwater Wetland General Permit
September 24, 2012
- * October Village Meeting Calendar
- * New Jersey Planner July/August
- * Letter from Bergen County Soil Conservation District RE: Site Remediation 30 Cross
Street Block 113/152.01, Lots 7.8/1.1.01.2 Bogota/Ridgefield Park, NJ
September 27, 2012.

Mr. Rosen moved payment of the voucher from Quirk and Gallagher in the amount of \$512.50 for services rendered during the month of August. Seconded by Garofalow.

Roll Call: Rosen, Cummings, Borkowski, Garofalow, Perrotta

Mr. Rosen moved payment of the voucher from Quirk and Gallagher in the amount of \$1837.50 for services rendered during the month of September. Seconded by Borkowski.

Roll Call: Rosen, Cummings, Borkowski, Garofalow, Perrotta

REPORTS OF OFFICERS AND COMMITTEES:

Mr. Anlian joined the meeting at 8:08 p.m.

Mr. Rosen introduced Mr. Ken Ochab of Kenneth Ochab Associates, LLC to the Board. Mr. Ochab presented changes to the Redevelopment Plan from the September 10, 2012 meeting. Please see attached document from Mr. Ochab. The date of the Plan is now October 1, 2012.

Changes to the Redevelopment Plan:

Page 11 – the numbers from the middle of page 11 through page 12 were removed. It now says adequate travel lanes and lanes for traffic, pedestrian movement etc. This takes the place of #'s 6 and 7 from the previous plan.

Page 12 – Section B. After review, 25% is sufficient for compact parking.

Page 16 – Signage was adjusted to 1200 sq. ft. Height of the signs stayed the same.

Mr. Ochab stated if the changes are approved, the plan can be adopted and sent to the Commissioners.

Mr. Quirk stated the next step is the noticing and qualifying of the other three properties, (gas station, hotel and Gasho property) as properties in need of re-development.

Mr. Rosen motioned the Re-Development Plan Block 49.01 Lot 1; Block 146.02 Lot 1; Block 47.02 Lot 1; Block 47.06 Lot 1 and Block 40.02 Lot 1.02 in the Village of Ridgefield Park, dated October 1, 2012 prepared by Kenneth Ochab and Associates be adopted and recommended to the Board of Commissioners. Seconded by Garofalow.

Roll Call: Rosen, Cummings, Borkowski, Garofalow, Perrotta, Anlian

**154 Preston Street
Block 67/Lot 25**

The application is for the construction of a roof over an existing patio of his two-family residence. The Board reviewed the application for completion.

Mr. Rosen deemed the application complete and the hearing is scheduled for November 5, 2012.

Mr. Rosen motioned meeting adjourned at 8:35 p.m. Seconded by Garofalow.

Respectfully submitted,

Francine Orovitz
Board Clerk