

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

June 3, 2013

Regular Meeting

Meeting called to order 8:14 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, Cummings, Ms. Kowalchuk, Ms. Borkowski, Ms. Perrotta
---------	-------------------------------------------------------------------------

Absent	Messrs., Mac Neill, Anlian, Landolfi, Quinn, O'Grady, Garofalow
--------	-----------------------------------------------------------------

Mr. Rosen moved the minutes of the April 1, 2013 meeting be approved. Seconded by Ms. Borkowski.

Roll Call: Rosen, Borkowski, Perrotta

Mr. Rosen moved the minutes of the April 15, 2013 meeting be approved. Seconded by Mr. Cummings.

Roll Call: Rosen, Cummings, Borkowski

COMMUNICATION AND BILLS:

Mr. Rosen moved payment of two vouchers from Patrick Quirk, Esq. in the amounts of \$1075.00 for Skymark, \$375.00 for Hartz. Seconded by Cummings.

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

Mr. Rosen moved payment of a voucher from Patrick Quirk, Esq. in the amount of \$562.50 in reference to Skymark.

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

Mr. Rosen moved payment of a voucher from Boswell Engineering in reference to Unity Fuels in the amount of \$1162.00. Seconded by Ms. Borkowski

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

Mr. Rosen moved payment of a voucher from Boggia and Boggia from March in the amount of \$80.00 in reference to Star Candle. Seconded by Ms. Borkowski

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

Mr. Rosen moved payment of a voucher from Boggia and Boggia from February in the amount of \$176.00 in reference to Star Candle. Seconded by Ms. Perrotta

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

COMMUNICATION AND BILLS:

- Historical Preservation Committee Minutes from March
- Letter from KMB Design Group RE: Multicultural Radio Broadcasting, 1 Birch Street
- Public Notice from M&S, P.C., RE: NJ Turnpike NJDEP Freshwater Wetlands Letter of Interpretation.
- Applications for Soil Erosion and Sediment Control Plan Certification RE: NJ Turnpike
- Letter from Paul Kaufman, Esq. RE: Redevelopment Plan for Block 40.02, Lot 1.02; Block 47.02, Lot 1 and Block 47.06, Lot

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Mr. Rosen stated the hearing for the In Need of Redevelopment Investigation will be continued to the July 1, 2013 meeting and that no additional notice will be provided.

Site Plan Application 140 Hazelton Street Block 27/Lot 11.01

Mr. Quirk stated notice has been served upon property owners within 200' and proper publication was noticed in the Record on May 20th.

Mr. Rosen read the letter from the Zoning Officer and the letter from the Tax Collector advising taxes are current into the record.

Ms. Suzie Choi, owner/applicant, was sworn in.

Ms. Choi explained her application to the Board. The application is to add two parking spaces on her property by extending her driveway. Ms. Choi stated the additional spaces were needed for the number of cars at the residence.

Mr. Rosen stated that four parking spaces are required for a two family residence and there are presently four spaces on the property, two in the garage and two on the existing

apron which meet the requirement of the code. Ms. Choi responded that they do not park any cars in the garage.

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.

Meeting closed to the public.

Mr. Rosen motioned to deny the application. Seconded by Ms. Kowalchuk.

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

Mr. Rosen explained to Ms. Choi she may appeal the decision to the courts.

Site Plan Application
33 Highland Place
Block 35/Lot 18

Mr. Quirk stated notice has been served upon property owners within 200' via certified mail and proper publication was noticed in the Record on May 17th.

Mr. Rosen read the denial letter from the Zoning Officer and the letter from the Tax Collector advising taxes are current into the record.

The application is to construct a circular driveway with an additional curb cut and apron on Bergen Avenue.

Mr. Edward McCann, Esq. of McCann and McCann presented the application to the Board.

Mr. McCann presented photos P1-P12 into evidence. P1-P6 are pictures of the property, P7 and P8 show property on Preston Street with existing circular driveways and P12 is the survey of the premises dated 1992 when the applicant purchased the premises.

Mr. McCann stated they are requesting an interpretation of the pre-existing condition. There have been summonses issued for parking in the front yard. We have already been in front of the Municipal Court and the Municipal Court has referred it to the Planning Board.

Mr. Quirk stated the Board cannot make a decision in regards to summonses in front of the Court and the Board cannot validate a pre-existing condition, but the Board can hear the application for the variance for the curb cut and apron.

Ms. Carol Rosas, Architect, 28 Cottage Place, Nutley, NJ 07110 was sworn in.

Ms. Rosas explained the plans to the Board. Ms. Rosas stated that she counted both the area of the front yard on Highland Place and Bergen Avenue when calculating the front

yard coverage. Mr. Rosen stated that you can only count the area on Bergen Avenue when calculating the front yard coverage and a variance for front yard coverage is required.

Mr. Rosen stated that in addition to the variance required for a second curb cut a variance for the distance of the curb cut from the corner is required.

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.

Meeting closed to the public.

Mr. Rosen motioned to deny the application for the circular driveway requiring variances for a second curb cut, distance of the curb cut from the corner, and front yard coverage. Seconded by Ms. Kowalchuk.

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

OLD BUSINESS: None

NEW BUSINESS: None

Mr. Rosen motioned meeting adjourned at 9:38 p.m. Seconded by Kowalchuk.

Respectfully submitted,

Francine Orovitz
Board Clerk