

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

June 5, 2017

Regular Meeting

Meeting called to order 8:05 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. Anlian, Rosen, Olson, Avery, Ms. Kowalchuk , Borkowski
and Ms. Torres

Absent Messrs. MacNeill, Landolfi, Garofalow, Ms. Perrotta

Mr. Olson moved to approve the minutes of the May 1, 2017 meeting. Seconded by Mr. Avery.

Roll Call: Olson, Avery

Ms. Borkowski joined the meeting at 8:07 p.m. Ms. Torres joined the meeting at 8:12 p.m.

COMMUNICATION AND BILLS:

- Letter from Spectra Environmental Group, Inc. RE: Freshwater Wetland Permit, 47 Bergen Turnpike.
- NJ Planner March/April 2017
- Green Team Minutes 4/19/17
- ZBOA Application - Case #1523 - 190 Main Street.

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application
Juan and Olga Vega
45 Central Avenue
Block 10/Lot 14

Mr. Birchwale stated the noticing is satisfactory and the application had been carried from the May meeting.

Mr. Rosen stated the application is for a 6' fence and requires a variance on the Third Street side of the property.

Mrs. Vega was sworn in and explained the application to the Board.

No questions from the Board.

Meeting was closed and opened 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.

Meeting closed to public.

Commissioner Anlian motioned to approve the application for a variance allowing a 6' fence along the Third Street side of the property. Seconded by Ms. Borkowski.

Roll Call: Anlian, Rosen, Olson, Kowalchuk, Borkowski, Avery, Torres

**Site Plan Application
Mamdoug and Stella Girais
140 Hazelton Street
Block 27/Lot 11.02**

Commissioner Anlian had to re-cue himself as he is within 200' feet of the property.

Mr. Rosen stated the application is for a new deck on an existing two family dwelling.

Mr. Birchwale stated all noticing is satisfactory.

Mr. Rosen notified the Board all non-conforming conditions are pre-existing and the deck will have the correct set-backs.

Mr. Girais was sworn in and presented the application.

Mr. Girais stated his wife has knee problems and they would like to have the deck directly off the bedroom so they can enjoy it. The concrete patio will remain the same.

Mr. Olson asked if the footprint would be changing. It will not.

Meeting was closed and opened 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.

Meeting closed to public.

Mr. Olson motioned to approved the application with the pre-existing side yard set-backs, lot area and lot width. Seconded by Mr. Avery.

Roll Call: Rosen, Olson, Kowalchuk, Borkowski, Avery, Torres

Review
ZBOA Case #1523
190 Main Street
Block 88/Lot 10
C1(H) Zone

The Board reviewed the application and would like to review the reports of the Village Planner and Engineer before rendering an opinion. The Board will meet on June 19 to review said reports.

NEW BUSINESS (None)

OLD BUSINESS (None)

The Board will not have a quorum for the July 3rd meeting, therefore the meeting has been cancelled. If the need arises, the Board will meet on July 17th.

Ms. Kowalchuk motioned meeting adjourned at 9:20 p.m. Seconded by Borkowski.

Respectfully submitted,

Francine Orovitz
Board Clerk