

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

January 8, 2018

Regular Meeting

Meeting called to order 8:04 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, Olson, Avery, and Ms. Kowalchuk

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

**Election of Officers**

Mr. Rosen stepped down as Chairman. Opened the floor to nominations. Ms. Kowalchuk nominated Mr. Rosen as Chairman. Seconded by Mr. Olson.

All in favor.

Mr. Rosen nominated Margaret Kowalchuk as Vice Chairperson. Seconded by Commissioner Anlian.

All in favor.

Mr. Rosen motioned to appoint Mr. Albert Birchwale as Board Attorney. Seconded by Mr. Avery.

All in favor.

Mr. Rosen motioned to appoint Francine Orovitz as Board Clerk. Seconded by Mr. Olson.

All in favor.

**The meeting was called back to order.**

Mr. Rosen motioned to approve the minutes of the November 6, 2017 meeting. Seconded by Mr. Olson.

Roll Call: Anlian, Rosen, Olson, Avery

Mr. Rosen motioned to approve the minutes of the December 4, 2017 meeting. Seconded by Mr. Olson.

Roll Call: Anlian, Rosen, Olson, Avery

## **COMMUNICATION AND BILLS:**

- ZBOA Case #1528 - 295 Bergen Turnpike 12/20/17
- Letter from Mayor Fosdick RE: United Methodist Church 1/2/18
- New Jersey Planner November/December

Mr. Rosen moved payment of a voucher for Albert Birchwale in the amount of \$500.00  
RE: Resolution 54 Winant Avenue. Seconded by Mr. Avery.

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

Mr. Rosen moved payment of a voucher for Albert Birchwale in the amount of \$375.00  
RE: Resolution 19 Oak Street. Seconded by Mr. Avery.

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

Mr. Rosen moved payment of a voucher for Mr. Pellino in the amount of \$187.50 RE:  
Bogota Outdoor Signage. Seconded by Mr. Olson.

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

## **COMMENTS FROM PUBLIC:**

No one from the public appeared.

## **REPORTS OF OFFICERS AND COMMITTEES:**

**Site Plan Application**  
**Michael Ryan**  
**61 Holdings LLC**  
**61 Overpeck Avenue**  
**Block 109/Lot 4**

Mr. John Hipp, attorney for the applicant addressed the Board. Mr. Hipp stated this is a new application with new drawings.

Mr. Birchwale stated all noticing has been completed and is satisfactory.

Mr. Hipp presented Ms. Jennifer Schmitt, 114 Kinderkamack Road, Park Ridge, NJ from John Felgraff, AIA as an expert witness.

Ms. Schmitt was sworn in and presented her qualifications to the Board. The Board accepted Ms. Schmitt as an expert.

Ms. Schmitt presented the site plan to the Board. The plan is to remove the front porch and construct a two and half story addition in the front of the property with two covered decks in the back.

Mr. Olson questioned if the existing basement windows would be staying. Ms. Schmitt confirmed they would.

Meeting was closed and opened to the public.

Meeting opened to anyone within 200' of this application that wishes to be heard.

Ms. Carmel Cannon, 71 Overpeck Avenue was sworn in. Ms. Canon spoke in favor of the application.

Ms. Xiomara Florentine, 67 Overpeck Avenue was sworn in. Ms. Florentine stated she feels the application will improve the area and is in favor of the application.

Mr. Jack Ryan, 63 Overpeck Avenue was sworn in. Mr. Ryan likes the proposed project and spoke in favor of the application.

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. Rosen motioned to approve the application with front yard set back and all pre-existing non-conforming and deed restrictions for a two family be included in the Resolution. Seconded by Commissioner Anlian.

Roll Call: Anlian, Rosen, Olson, Kowalchuk and Avery

**Resolution**

**Peter Ramos**

54 Winant Ave

Block 122/Lot 30

Mr. Rosen read the Resolution into the Record. Mr. Rosen stated the Board has not received the updated plans requested and advised Mrs. Orovitz to hold the Resolution until the new plans are received. Mr. Rosen motioned to approve the Resolution as read. Seconded by Commissioner Anlian.

Roll Call: Anlian, Rosen, Olson, Kowalchuk and Avery

**Resolution**

**Johnny Batista**

19 Oak Street

Block 142/Lot 6

Second floor addition and deck

Mr. Rosen read the Resolution into the Record. Mr. Rosen motioned to approve the Resolution as read. Seconded by Commissioner Anlian.

Roll Call: Anlian, Rosen, Olson, Kowalchuk and Avery

**NEW BUSINESS (None)**

**OLD BUSINESS (None)**

Mr. Rosen motioned meeting adjourned. Seconded by Mr. Anlian.

Respectfully submitted,  
Francine Orovitz  
Board Clerk