

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

August 6, 2018

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, Landolfi, Garofalow, Olson, Avery,
Ms. Kowalchuk, Ms. Perrotta and Ms. Torres

Absent Mr. MacNeill

Mr. Anlian and Ms. Kowalchuk joined the meeting at 8:03. Ms. Torres joined the meeting at 8:09 p.m.

Mr. Rosen motioned to approve the minutes of the July 9, 2018 meeting. Seconded by Mr. Avery.

Roll Call: Rosen, Avery, Perrotta

COMMUNICATION AND BILLS:

- Green Team Minutes 7/26/18
- Historical Commission Minutes 6/28/18

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan

40 Brinkerhoff Street
Block 103/Lot 32

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

The application is for a rear second floor addition to an existing two family.

Mr. Awawdeh, 40 Brinkerhoff Street, was sworn in and explained the application to the Board. He will be demolishing the rear two rooms of the first floor and rebuilding them with an addition on top for a second floor addition. The first floor will have two new bedrooms and one new bathroom and the second floor will have two new bedrooms.

Mr. Rosen explained that the Zoning Table on the plans are incorrect. The table reflects a one family residence and not a two family.

Meeting 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 the public.

Questions from the Board.

Mr. Garofalow asked that the zoning table be amended and a new cover sheet to the plans be submitted to the Board Clerk.

Mr. Garofalow motioned to approve the application with the existing pre-existing non-conforming variances and that the applicant submit a new Zoning Table to the Board Clerk. Seconded by Mr. Anlian.

Roll Call: Anlian, Landolfi, Rosen, Kowalchuk, Garofalow, Olson, Avery, Perrotta

Site Plan
73 Christie Street
Block 103/Lot 16

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

The application is for a second floor addition to an existing two family.

Ms. Jacqueline D'Arminio, Esq. presented the application on behalf of the applicant. The application is for an addition to an existing two family to create two bedrooms on the second floor in the rear.

Ms. Mary Mitsinikos, MK Architects, 345 Rt. 17S, Upper Saddle River, NJ was sworn in. Ms. D'Arminio presented Ms. Mitsinikos and her qualifications. Mr. Rosen accepted Ms. Mitsinikos as an expert witness.

Ms. Mitsinikos explained the application to the Board. The property is being completely renovated and the owner would like to add an addition over the existing first floor and add two bedrooms on the second floor creating three bedrooms on the second floor.

Mr. Birchwale stated the height requested would make this application a Use Variance and would need to be presented to the Zoning Board. The applicant was asked if they would reduce the height to make the Planning Board eligible to hear the application. The applicant agreed. The height will not exceed 30.8'.

Mr. Robert Pineault was sworn in. Mr. Pineault was asked to make the second floor only two bedrooms in order to comply with parking. Mr. Pineault agreed to make the second floor two bedrooms only.

Mr. Garofalow requested the Resolution state the basement be used as a basement and only for mechanicals for the property.

The homeowner will submit new plans to the Board Clerk noting only two bedrooms on the second floor.

Meeting 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 the public.

Mr. Garofalow motioned to accept the application as a two bedroom on each floor and basement be used for utilities only, pre-existing non-conforming variances including parking and height restriction be reduced to 30.8'. Seconded by Mr. Anlian.

Roll Call: Anlian, Landolfi, Rosen, Kowalchuk, Garofalow, Olson, Avery, Perrotta

Mr. Birchwale conducted the mandatory 2018 Land Use Liability training.

NEW BUSINESS:

Mr. Rosen addressed the Main Street Rehabilitation report from Mr. Ken Ochab. Mr. Ochab will attend the October Planning Board meeting to discuss.

Mr. Olson addressed the Board regarding the Arts District.

OLD BUSINESS: None

Meeting adjourned at 10:10 p.m.

Respectfully submitted,
Francine Orovitz
Board Clerk