

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

June 3, 2019

Regular Meeting

Meeting called to order 7:34 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. MacNeill, Landolfi, Anlian, Rosen, Garofalow

Absent Messrs., Olson, Avery, Ms. Kowalchuk, Perrotta and Torres

Mr. Rosen motioned to approve the minutes of the April 1st meeting. Seconded by Mr. Anlian.

Roll Call: Anlian, Rosen

Ms. Torres joined the meeting at 7:50 p.m.

COMMUNICATION AND BILLS:

- NJ Planner March/April
- Freshwater Application Permit Block 24.03/Lot 1

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan
69 Grand Avenue
Block 33/Lot 23

Mr. Birchwale stated noticing is satisfactory.

Mr. Landolfi confirmed the property is a two family.

Mr., Sung K. Yang and Mr. Pil Yang were sworn in.

Mr. Pil Yang presented the application to the Board. The application is to extend the deck and renovate the first and second floors of a two family. The second floor will have three bedrooms with a new bathroom and kitchen and the first floor will have one bedroom and a deck will be added on the first 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.

Questions from the Board.

No questions from the Board.

Mr. Rosen motioned to approve subject to the attic sheetrock being removed and remain unoccupied and the wood deck shall be designed with space in between the boards and variances for existing non-conforming requirements and the expansion of the non-conforming coverage be approved. Seconded by Mr. Garofalow. Mr. Garofalow asked that underneath the deck not be concrete. Mr. Anlian seconded Mr. Garofalow's amendment.

Roll Call: MacNeill, Anlian, Landolfi, Rosen, Garofalow, Torres

Mr. Garofalow motioned to move to Executive Session. Seconded by Mr. Anlian.

Mr. Ken Ochab addressed the Board regarding the draft of the Housing element of the Master Plan and the Fair Share Housing Plan.

End of Executive Session.

Review for completion:

**99 Grand Avenue
Block 40/Lot 16**

Application is deemed incomplete until it is determined if it is a one or a two family.

**11 Webster Street
Block 59/Lot 4**

Application is deemed complete. Applicant needs to submit a check for the tax affidavit and a new 200' list. The applicant also needs to get an updated denial letter from the Zoning Official as this current denial letter is over twelve months old. If the applicant complies to the previous the application will be put on the July 1st agenda.

NEW BUSINESS -

OLD BUSINESS -

Mr. Rosen motioned to adjourn the meeting. Seconded by Mr. Garofalow.

Respectfully submitted,
Francine Orovitz
Board Clerk