

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

December 16, 2019

Regular Meeting

Meeting called to order 7:30 p.m.

Ms. Kowalchuk 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, Quinn, Ms. Kowalchuk and Ms. Torres

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

Commissioner Anlian joined the meeting at 7:54 p.m.

Ms. Kowalchuk motioned to approve the minutes of the November 4th meeting.  
Seconded by Mr. Quinn.

Roll Call: Kowalchuk, Olson, Avery, Quinn

**COMMUNICATION AND BILLS:**

Mr. Rosen moved to approve a voucher from Albert Birchwale RE: Star Candle in the amount of \$375.00. Seconded by Mr. Avery.

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

Mr. Rosen moved to approve a voucher from Ken Ochab RE: Star Candle in the amount of \$2025.00. Seconded by Mr. Avery.

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

- NJ Planner September/October
- Letter from Mr. Birchwale RE: Star Candle
- Report from Mr. Ochab

The Board of Commissioners have approved the request to extend the Planning Board's findings regarding Star Candle until after the January 6, 2020 meeting.

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Site Plan**  
**17 Roosevelt Avenue**  
**Block 68/Lot 5**

Mr. Birchwale stated that the application was originally scheduled for December 2nd but due to weather it was adjourned until this evening. No further noticing was required as the Board Clerk noticed the adjournment to the public on the Municipal Bulletin Board. Mr. Birchwale stated that noticing has been satisfied and the Board may hear the application.

Mr. Charles Sarlo, Esq., presented the application to the Board. The application is to extend the second floor of an existing two family. There will be no change to the current foot print of the building. The current lot is undersized.

Mr. Sarlo presented Mr. Frank Mileto, Architect, 14 Beaver Brook Drive, Long Valley, NY. Mr. Mileto was sworn in. Mr. Rosen accepted Mr. Mileto as an expert witness.

Mr. Mileto reviewed and explained the plans to the Board. The plans show the second floor will be reduced from a three bedroom unit to a two bedroom unit. There will be no change to the exterior footprint.

Mr. Nick Davrio, authorized agent of the LLC, was sworn in.

Meeting closed and opened to the public.

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

Mr. Adam Simpson  
15 Roosevelt Avenue

Mr. Simpson is concerned about the power lines. Mr. Sarlo agreed to have the LLC pay for any costs to moving the electric lines as a condition of approval.

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 the application with the pre-existing, non-conforming conditions be approved. Approval subject to approval that the finished attic will not be used as sleeping rooms and electrical lines for the south side be paid by the applicant.

Roll Call: Rosen, Kowalchuk, Olson, Avery and Quinn.

**NEW BUSINESS -**

Mr. Quinn asked if there was anything the Board could do regarding the property at 25 E. Winant Avenue. Mr. Rosen will send a memo to Michael Landolfi, Construction Official.

**OLD BUSINESS - None.**

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

Respectfully submitted,  
Francine Orovitz  
Board Clerk