

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

June 21, 2021

Regular Meeting

Meeting called to order 7:30 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, Anlian, Rosen, Garofalow, Visioli, Ms. Torres and Ms. Schmitt

Absent Messrs. Landolfi, Quinn, and Avery

COMMUNICATION AND BILLS: None

COMMENTS FROM PUBLIC: No one from the public appeared.

Mr. Garofalow motioned to approved the minutes of the June 7, 2021 meeting. Seconded by Ms. Torres.

Roll Call: Garofalow, Visioli, Torres, Schmitt

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan

Block 115/Lot 7

1 Overpeck Avenue

Renovations to an existing two-family dwelling

This is a continuation from the June 7th meeting. Noticing is still acceptable and the applicant did not have to re-notice. Mr. Rosen was not in attendance at the June 7th meeting, but the application was not heard and was continued to this evenings meeting after the Board requested new plans, which the applicant has submitted. Therefore, Mr. Rosen may be a voting member for this application.

Mr. Edixon Sepulveda, 43 Williamson Road, Bergenfield was sworn in. Mr. Sepulveda is the owner of 1 Overpeck Avenue.

Mr. Christopher Rodriguez, Architect, 17-15 Maple Avenue, Fair Lawn was sworn in.

Mr. Sepulveda explained he is looking to extend each apartment to three bedrooms and would like an inground pool.

Mr. Rodriguez stated there is no addition to the existing footprint.

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.

Board discussion.

Mr. Garofalow would like the basement bathroom removed. The architect asked if they can keep a powder room because of the pool. Mr. Garofalow has no issues with that.

Mr. Rosen motioned to approve the application with all pre-existing non-conforming variances for street frontage, height increasing over the existing height by 1.4'. front yard setback 8.33', revise pool fence to 5' with self-closing and self-latching gate and to remove the shower in the basement. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Anlian, Rosen, Garofalow, Visioli, Torres, Schmitt

Site Plan

112 Preston Street

Block 67/Lot 33

Convert a one-family to a two-family.

Ms. Schmitt has to recuse herself as she is part owner of the property next door with her family.

Mr. Rosen stated that noticing is complete and acceptable and the Board may hear the application. This application is a continuation from the May 17th meeting and no further noticing was required.

Mr. Matthew Capizzi, Esq. presented to the Board.

Mr. Charles Coughyn, Architect, 15 Vernon Drive, Paramus. M. Coughyn presented his qualifications. Mr. Coughyn discussed the plans presented to the Board. It is currently a two-story single-family home and the plan is to add a two-story addition to the existing home. The addition meets all required setbacks.

Exhibit A1 – Modified sketch plan to remove garage and install four parking spaces.

Meeting closed and opened to the public.

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

James Schmitt, 140 Palisade Avenue, Bogota. Mr. Schmitt owns 118 Preston Street. Mr. Schmitt questioned the parking.

Ms. Keri Sanabaria, 118 Preston Street. Ms. Sanabaria is not against the plan.

Mr. Pete Ladolcetta, 122 Preston Street. Mr. Ladolcetta is not against the plan.

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. Capizza called his Planner, Mr. David Spatz.

David Spatz, Planner, 60 Friend Terrace, Harrington Park. Mr. Spatz was sworn in.

Exhibit A2 – One sheet of four color photos. Mr. Spatz explained the photos.

No questions from the Board.

Meeting was closed and opened to the public once again because of the new testimony by the Planner.

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

Jennifer Schmitt, 138 Fifth Street. Ms. Schmitt questioned how many bedrooms would each apartment have. Answer, two.

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.

Board discussion.

Mr. Garofalow feels the application should be denied.

Mr. Anlian – should be approved with revised parking.

Ms. Torres – if the lot has the lot area for a two family, should be approved.

Mr. Rosen – agrees with Ms. Torres.

Mr. Anlian motioned to approve with the parking plan being revised to reflect A1; all variances pre-existing be approved recognizing the garage disappear; required fence on both sides of the parking and driveway. Rear of property 10' beyond parking pad and the drainage calculations and design of the drywall so no run-off goes onto the neighbor's property or the street. Seconded by Ms. Torres.

Roll Call: MacNeill – no; Anlian – yes; Rosen – yes; Garofalow – no; Visioli – no; Torres – yes.

Vote is tied therefore the application is denied.

Mr. Capizzi addressed the Board and asked to reconsider.

The Board will not reconsider and the application is denied.

Review for Completion

9 Brinkerhoff Street

Block 106.01/Lot 1.02

Interior renovation to an existing two family.

Mr. Rosen stated the applicant should be required to submit plans for all floors of the house and that the application be deemed incomplete.

Ken Ochab's Report

Mr. Ochab addressed the Board regarding the Utility Plan for the Master Plan and the Community Facilities and Arts and Cultures.

OLD BUSINESS – None

NEW BUSINESS - None

Mr. Quinn motioned to adjourn the meeting. Seconded by Ms. Torres.

Respectfully submitted,
Francine Orovitz, Board Clerk