

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

March 7, 2022

Regular Meeting

Meeting called to order 7:36 pm.

Mr. Quinn 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, Landolfi, Quinn, Suarez,
Ms. Torres and Ms. Schmitt

Absent: Messrs. Rosen, Garofalow, Visioli

Mr. Suarez moved to approve the minutes from the February 7, 2022. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Suarez

Mr. Ochab announced that the public hearing of the Master Plan will not happen this evening. The public hearing is postponed until the April 4th meeting. The Housing Plan is postponed until further notice because the Court Master is still reviewing it. There is no scheduled meeting at this time.

COMMUNICATION AND BILLS:

Mr. Quinn motioned to approve two vouchers from NJPO RE: Annual Dues in the amount of \$370.00. Seconded by Ms. Torres.

Roll Call: MacNeill, Anlian, Landolfi, Quinn, Suarez, Torres and Schmitt

COMMENTS FROM THE PUBLIC: No One appeared.

Site Plan

Block 128/Lot 30

24 Central Avenue

Renovations to an existing two family

Mr. Robert Binetti, Esq. addressed the Board regarding the removal of a wall on second floor and installation of heating units on third floor. Mr. Binetti discussed the process of applying for a permit with the Village and dollar amounts that need to be put on the application.

Mr. Landolfi addressed Mr. Binetti's concerns.

Mayor Anlian joined the meeting at 7:45 p.m.

Mr. Birchwale started all noticing was complete and the Board may hear the application.

Mr. Birchwale addressed Mr. Binetti regarding the Certificate of Occupancy and that the Planning Board does not have control over issuance of a Certificate of Occupancy. The Planning Board hears the application for a Plot Plan and rules on that but not the Certificate of Occupancy.

Mr. Landolfi addressed the attic being habitable space with the electric and the removal of the kitchen wall. The wall was certified by an architect.

Mr. Quinn motioned to accept the application subject to the removal of the four panels of sheetrock in the basement, the removal of the electric in the attic and approving the removal of the wall in the kitchen which has already been removed. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Anlian, Quinn, Torres, Schmitt, Suarez.

Block 101/Lot 1
87 Euclid Avenue
Convert attic to storage

Mr. Kyle Ryan was sworn in.

Mr. Birchwale started all noticing was complete and the Board may hear the application.

Mr. Ryan addressed the Board. Mr. Ryan would like to use the attic for storage.

Exhibits A1, A2 and A3 – Three pictures of the attic.

Mr. Al Zaccone, Architect was sworn in. Mr. Zaccone explained the application to the Board.

The application was opened to the Board for discussion. The Board discussed means of egress and explained to Mr. Ryan the reason why attics are not permitted to have habitable space.

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.

Mr. John Rodriguez, 72 Grand Avenue. Mr. Rodriguez is against living space in the attic.

Meeting closed to the public.

Mr. Quinn motioned to approve the application as storage space only with a condition to provide two cut outs for shade trees on Euclid Avenue. Seconded by Mr. Landolfi.

Roll Call: MacNeill, Anlian, Landolfi, Quinn, Torres, Schmitt, Suarez.

OLD BUSINESS –

Mr. Ochab explained and reviewed two upcoming Zoning Board applications.

Case #1580 – 313 Bergen Turnpike

Case #1581 – 36-46 Mt. Vernon Street.

Ken Ochab's Report.

Mr. Ochab reiterated that the public meeting for the Master Plan will held at the April 5th meeting. The Housing Public hearing is postponed. Mr. Ochab is still waiting for a response from the Court Master.

Mr. Ochab discussed the Zoning Ordinance and the Board started reviewing the Zoning Map.

NEW BUSINESS - None

Mr. Quinn motioned to adjourn the meeting. Seconded by Mayor Anlian.

Respectfully submitted,
Francine Orovitz, Board Clerk