

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

June 6, 2022

Regular Meeting  
Meeting called to order 7:32 pm.

Pledge of Allegiance

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, Quinn, Garofalow, Visioli

Absent: Messrs. Landolfi, Suarez, Ms. Torres and Ms. Schmitt

Mr. Garofalow motioned to approve the minutes of the May 2, 2022 meeting. Seconded by Mr. Rosen.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Garofalow, Visioli

Mr. Garofalow motioned to approve the minutes of the May 16, 2022 meeting. Seconded by Mr. Rosen.

Roll Call: Anlian, Rosen, Quinn, Garofalow

**CORRESPONDENCE:**

- NJ Planner March/April
- HPC minutes April 28, 2022
- Application for a NJDEP Major Technical Waterfront Modification permit
- Application for an Extension of a Freshwater Wetlands Permit for PSE&G.

**COMMUNICATION AND BILLS:**

Mr. Rosen motioned to approve three vouchers from Boswell Engineering in the amounts of \$194.00 Re: Hampshire Venture Partners, \$291.00 Re: Challenger Road and \$8832.00 Re: 95 Challenger Road. Seconded by Mr. Quinn.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Garofalow, Visioli

Mr. Rosen motioned to approve two vouchers from Albert Birchwale in the amounts of \$2560.00 Re: 95 Challenger Road and \$468.75 Re: 134 Preston Street. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Garofalow, Visioli

**COMMENTS FROM THE PUBLIC:** No One appeared.

**Resolution**

Block 67 / Lot 29

134 Preston Street

Installation of above ground pool

Mr. Rosen moved to approve the Resolution. Seconded by Mr. Garofalow.

Roll Call: Anlian, Rosen, Quinn, Garofalow

Block 24.03 / Lot 4

95 Challenger Road

Residential with retail

Mr. Rosen moved to approve the Resolution. Seconded by Mr. Quinn.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Garofalow, Visioli

Review for Completion

Block 121, Lot 23

30 Garden Street

Sheetrock Attic

The application was reviewed and deemed incomplete. The applicant will need to complete the application and submit more precise drawings in order to be put on the July 11<sup>th</sup> agenda.

**OLD BUSINESS –**

Ken Ochab's Report.

ZBOA Case #1581 - 36-46 Mt. Vernon Street. Mr. Ochab said the applicant has met with Historic Preservation Committee and submitted new architectural drawings. He reviewed the new plans with the Board. These new plans will be reviewed at the June 21<sup>st</sup> Zoning Board of Adjustment meeting.

Bird Safe Design Ordinance – Mr. Ochab added some items to the ordinance since the last discussion. Next step is to send it to Boggia and Boggia for review.

Zoning Ordinance - Requirements for one and two family homes were reviewed.

**NEW BUSINESS - None**

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

Respectfully submitted,

Francine Orovitz, Board Clerk