

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

December 6, 2021

Regular Meeting

Meeting called to order 7:38 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. Anlian, Quinn, Visioli, Suarez, and Ms. Schmitt

Absent: Messrs. MacNeil, Landolfi, Rosen, Garofalow and Ms. Torres

Mayor Anlian moved to approve the minutes from the November 15, 2021. Seconded by Mr. Quinn.

Roll Call: Anlian, Quinn, Schmitt, Suarez

COMMENTS FROM THE PUBLIC: No One appeared.

COMMUNICATION AND BILLS:

- NJ Planner September/October
- Letter from Bergen County Soil Conservation RE: 9-13 Lincoln Avenue

Mr. Quinn motioned to approve three vouchers from Hudson Court Reporting and Video in the amount of \$2088.15 re: 95 Challenger Road. Seconded by Mr. Visioli.

Roll Call: Anlian, Quinn, Visioli, Schmitt, Suarez

Mr. Quinn motioned to approve a voucher from Boswell Engineering in the amount of \$1515.00 re: Hampshire Properties. Seconded by Mr. Visioli.

Roll Call: Anlian, Quinn, Visioli, Schmitt, Suarez

Site Plan

Hampshire Venture Partners, LLC

Industrial Avenue Redevelopment Area

Block 152.01/Lots 1, 1.01 and 2

Mr. Birchwale advised the Board that this application was originally listed to be heard at the October 18, 2021. The applicant had requested to carry the application to the December 6, 2021 meeting without any further noticing required. Tonight, they are requesting to carry the application to the January 3, 2022 meeting without any further noticing required.

Mayor Anlian motioned to carry the application without any further noticing. Seconded by Mr. Quinn.

Roll Call: Anlian, Quinn, Visioli, Schmitt, Suarez

Site Plan
88 Central Avenue
Block 5/Lot 42.01
Increase front porch on existing two-family residence

Mr. Birchwale stated that noticing is complete and acceptable and the Board may hear the application.

Mr. Mike Marsello of American Home Remodeling was sworn in. Mr. Marsello explained the application to the Board.

Mr. Ali Quresh, Architect, was sworn in and presented his credentials. Mr. Birchwale accepted Mr. Quresh as an expert witness.

Mr. Quresh explained the application to the Board.

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.

Mr. Visioli motioned to approve the application with all variances and pre-existing conditions. Seconded by Ms. Schmitt.

Roll Call: Anlian, Quinn, Visioli, Schmitt, Suarez.

Work Session
65 Challenger Road
Block 24.03/Lot 3
Signage on building

Mr. Kevin Kelly addressed the Board. Mr. Kelly explained they are just seeking the Board's input tonight and no decision or relief is being requested this evening.

Mr. Michael Goldstein, KABR, Chief Operating Officer and Mr. Irwin Kiesel, Architect addressed the Board.

Sheet A100 – Roof Plan; Front Building elevation and Hypothetical sign.

The Board discussed the sign with all present.

Mr. Kelly and Mr. Goldstein thanked the Board for their time and input.

OLD BUSINESS – Ken Ochab’s Report. Master Plan discussion.

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk