

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

June 20, 2022

Regular Meeting

Meeting called to order 7:30 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. Rosen, Quinn, Garofalow, Suarez and Ms. Schmitt

Absent: Messrs. MacNeill, Anlian, Landolfi, Visioli, and Ms. Torres

Mr. Rosen motioned to approve the minutes of the June 6, 2022 meeting. Seconded by Mr. Garofalow.

Roll Call: Rosen, Quinn, Garofalow

**CORRESPONDENCE:**

- Legal notice RE: Thor River Road, LLC has applied to Bogota for a Redevelopment area. Block 112/Lots 1 and 2 in Bogota and Block 1.03/Lots 8 and 9 in Ridgefield Park.
- Letter from the State of NJ DOT RE: Notification of Application for NJDEP Waterfront Development Individual Permit.

**COMMUNICATION AND BILLS:**

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$1128.68 RE: Area In-Need of Redevelopment. Seconded by Mr. Garofalow.

Roll Call: Rosen, Quinn, Garofalow, Schmitt, Suarez

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

**Public Meeting**

Area in Need of Redevelopment Plan

Block 1.03/Lots 8 and 9

Mr. Birchwale stated notice was published in the Record for two consecutive weeks on May 24 and May 31. One property owner was also notified of the hearing. Therefore, the Board has jurisdiction to conduct the public hearing.

Mr. Ochab addressed the Board. He reviewed his report of May 5, 2022 which had been submitted to the Board prior to the meeting.

Mr. Ochab recommends the site be determined as an area in need of redevelopment.

The meeting was closed and open to the public.

No one appeared.

Meeting closed to the public.

Mr. Rosen motioned to declare the area as in need of redevelopment. Seconded by Mr. Garofalow.

Roll Call: Rosen, Quinn, Garofalow, Schmitt, Suarez.

Ms. Orovitz was instructed to give a copy of the signed Resolution to Ms. O'Grady, Village Clerk, for distribution to the Mayor and Commissioners.

### **OLD BUSINESS –**

Ken Ochab's Report.

Bird Safe Design Ordinance – Review of two additional items included from the last discussion.

Zoning Ordinance – Area and Bulk Requirements along with Residential Zone Supplemental Regulations; Separate Principal and Accessory Building Sections; Separate Principal and Accessory Building Coverage requirements; Building Height and Roof Pitch; Basement and Attic use were discussed.

### **NEW BUSINESS - None**

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

Respectfully submitted,  
Francine Orovitz, Board Clerk