

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

August 15, 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. Anlian, Rosen, Quinn, Garofalow, Suarez and Ms. Schmitt

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

Mr. Rosen motioned to approve the minutes of the June 20, 2022 meeting. Seconded by Mr. Garofalow.

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

**CORRESPONDENCE: None**

**COMMUNICATION AND BILLS:**

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$194.00 RE: 95 Challenger Road. Seconded by Mr. Quinn.

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

Mr. Rosen motioned to approve six vouchers from Kenneth Ochab in the amounts of: \$3,105.00 RE: Affordable Housing; \$1,485.00 RE: Industrial Avenue In Need Redevelopment Plan; \$1,215 RE: Bird Safe Ordinance; \$6,345.00 RE: Zoning Ordinance Review and Amendments; \$675.00 RE: 64 Challenger Road and \$2,565.00 RE: 95 Challenger Road. Seconded by Mr. Garofalow.

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

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

**Site Plan**  
30 Garden Street  
Block 121/Lot 23  
Sheetrock Attic

Mr. Raul Ochoa was sworn in.

Mr. Birchwale stated all noticing has been completed and the Board may hear the application.

Mr. Rosen read the denial letter into the record.

Mr. Ochoa addressed the Board. He would like to use his attic for storage because his basement floods and he cannot use it. He wants to sheetrock the attic to keep his equipment there.

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.

Closed the meeting to the public

Mr. Garofalow asked if there would be plumbing or heating in the attic and Mr. Ochoa stated no.

Mr. Garofalow motioned to approved the application to sheetrock the attic with no habitable space and that it is only used for storage. Seconded by Ms. Schmitt.

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

### **Site Plan**

78 Hazelton Street

Block 26/Lot 14

1<sup>st</sup> floor addition

Ms. Schmitt had to recuse herself as she is the architect for this application. Mr. Garofalow had to recuse himself as he is within 200' of the property.

Mr. Jose Luna was sworn in.

Mr. Birchwale stated all noticing has been completed and the Board may hear the application.

Mr. Luna addressed the Board. He would like to make his home more comfortable. The application if to provided a second bedroom for the first-floor unit and expand the first floor for closet space. The existing garage will be replaced by a small one care masonry garage.

Meeting closed and opened to the public.

Meeting opened to anyone within 200' of this application that wishes to be heard. Gerard Garofalow, 86 Highland Place. Mr. Garofalow supports the application.

Meeting opened to anyone outside 200' of this application that wishes to be heard. No one from the public appeared.

Closed the meeting to the public

Mr. Rosen motioned to approved the application. Seconded by Mr. Anlian.

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

**Site Plan**

64 Challenger Road

Block 24.02/Lot 1

Residential with Retail

Mr. Francis Regan, Esq. addressed the Board. Mr. Regan stated he was here with the applicant in April for a conceptual review and they are now here to present their application.

Mr. Birchwale stated all noticing has been completed and the Board may hear the application.

Stewart Johnson, Architect, Minno Wasko was sworn in. Mr. Johnson presented to the Board.

Exhibit A1 – Site Plan showing application

Exhibit A2 – Illustrative Perspective View of the project

Project consists of:

126 studio apartments

299 one-bedroom apartments with 11 affordable units

166 two-bedroom apartments with 36 affordable units

13 three-bedroom affordable apartments

Exhibit A3 – Illustrative View going Northeast.

Phase 1 will have 446 parking spaces and Phase 2 will have 340 parking spaces.

Exhibit A4 – A09 pages 9-22 floor plan

Exhibit A5 – A02

Gabriel Gornelli, Civil Engineer, Dresden and Robin was sworn in. Ms. Gornelli presented her qualifications and Mr. Rosen accepted Ms. Gornelli as an expert.

Exhibit A6 – Boundary and Topographic Survey 10/29/20

Exhibit A7 – C331 Project Survey 8/15/22. Colorized rendering.

Exhibit A8 – Full Plan Set – 20 sheets.

C341 – Vehicle Circulation Plan – previously submitted

A9 – Vehicle Circulation Plan A1; A2 and A3 8/12/22; modified C341

A10 – A2 Plan

A11 – A3 – Frontal Access Drive

Sheet C341 – Grading and Drainage

L631 – Landscape Plan

L731` - Lighting Plan

Michelle Briehof – Traffic Engineer was sworn in and presented her qualifications. Mr. Rosen accepted Ms. Briehof as an expert.

Mr. Briehof discussed the Traffic Impact Study.

Richard Redding, Economic Analyst was sworn in. Mr. Redding discussed the fiscal analysis.

Ms. Caroline Worstell, Planner was sworn in. Ms. Worstell presented her qualifications. Mr. Rosen accepted Mr. Worstell as an expert. Ms. Worstell discussed the application.

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.

Closed the meeting to the public

Fire Chief John Antola was asked to address the application. Chief Antola is fine with the application.

Mr. Rosen motioned to approve the application including . Seconded by Mr. Garofalow.

Amendment

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

Roll Call to approved application: Roll Call: Anlian, Rosen, Quinn, Garofalow, Visioli, Schmitt, Suarez

## **OLD BUSINESS –**

Ken Ochab's Report.

Industrial Avenue Redevelopment Plan  
Block 1.03/Lots 8 and 9

Industrial Avenue Redevelopment Plan. The Board voted to recommend the Redevelopment Plan to the Board of Commissioners.

Mr. Garofalow motioned to forward the Boards recommendation to the Mayor and Commissioners. Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Quinn, Garofalow, Visioli, Schmitt.

**NEW BUSINESS - None**

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

Respectfully submitted,  
Francine Orovitz, Board Clerk