

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

December 5, 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. MacNeill, Anlian, Rosen, Visioli, Suarez and Ms. Schmitt

Absent: Messrs. Landolfi, Quinn, Garofalow

Mr. Rosen motioned to approve the minutes of the November 7, 2022, meeting.
Seconded by Mr. Suarez.

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

CORRESPONDENCE:

- Letter from the Bergen County Dept. of Engineering. RE: 95 Challenger Road. Application for final and municipal approval.
- PSE&G Application for extension of Statewide Freshwater Wetland Permit.

COMMUNICATION AND BILLS:

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$890.00. RE: 126 Union Place. Seconded by Ms. Torres.

Roll Call: MacNeill, Anlian, Rosen, Visioli, Torres, Suarez and Schmitt

COMMENTS FROM THE PUBLIC: No One appeared.

Resolution
Subdivision
126 Union Place
Block 41/Lot 20

Mr. Rosen confirmed with the Board members all received and read the Resolution. Mr. Rosen motioned to approve the Resolution. Seconded by Mayor Anlian.

Roll Call: Anlian, Rosen, Visioli, Schmitt

Site Plan
66 Winant Avenue
Block 123/Lot 39
Renovation to an existing two family

Mr. Birchwale stated all noticing was complete and the Board has jurisdiction to hear the application.

Ms. Ruth Omorebokhae, owner was sworn in.

Carol Rosas, Architect, 28 Cottage Place, Nutley was sworn in.

Ms. Rosas presented her qualifications. Mr. Rosen accepted Ms. Rosas as an expert.

Ms. Rosas presented the application to the Board. The application is for interior renovations to two units. No change to the footprint. All required variances are pre-existing and non-conforming.

No questions from the Board.

The meeting was 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. Rosen motioned to approve the application and variances for preexisting conditions lot area, lot width, side yard setbacks, building coverage and total lot coverage be granted. Seconded by Ms. Schmitt.

Roll Call: MacNeill, Anlian, Rosen, Visioli, Torres, Schmitt, Suarez

Ken Ochab's Report

- Review of the Zoning Map
- Review of signing in the C1(h) zone.
- Skymark Redevelopment
 - Discussed re-zoning and recommending that the Redevelopment be rescinded. Mr. Ochab will discuss with the village attorney and report back to the Board.
- Zoning Ordinance

Review of Thor River Road, Block 1.03/Lots 8 and 9.

Mr. Rosen motioned that the application is complete and advised to forward to the Engineer. Once heard from the Engineer to schedule the hearing.

OLD BUSINESS –

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk