

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

March 6, 2023

Regular Meeting

Meeting called to order 7:30 pm.

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, and Ms. Torres

Pledge of Allegiance

Mr. Rosen motioned to approve the December 5, 2022, minutes. All in favor. Aye.

Mr. Rosen motioned to approve the January 9, 2023, minutes. All in favor. Aye.

**CORRESPONDENCE:** None

**COMMUNICATION AND BILLS:**

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$1375.00. RE: Thor River Road, LLC. Seconded by Mr. Suarez.

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

Mr. Rosen motioned to approve the following vouchers from Kenneth Ochab. Seconded by Mr. Anlian.

1. \$1750.00 RE: Final draft of Zoning Ordinance Section 96.
2. \$4050.00 RE: Zoning Ordinance Review and Amendments
3. \$1620.00 RE: Review of application for 30 Bergen Turnpike.
4. \$1417.50 RE: 24 River Road, Thor River Road, LLC
5. \$1620.00 RE: Preparation of Arts and Culture Section of Zoning Ordinance
6. \$810.00 RE: Preparation of proposed zone change for Hampton Inn and Skymark site to C-3 and WD-1.

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

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

**Site Plan**

Berkzup Ridgefield, LLC

2 Bergen Turnpike

Specialty RX Site Plan Application

Block 149 Lots 1, 2, 2.01, 3 and 3.01

## **Mezzanine**

Nancy Lottinville, Esq. approached the Board.

Mr. Birchwale stated all noticing was done correctly and the Board may hear the application.

The application is to fit out two offices and two bathrooms on the mezzanine level of the property.

Exhibit A1 – 3-6-23 – Certificate of Occupancy approved by the Building Department. October 18, 2022 to Draka Elevator Products, Inc. 2 Bergen Turnpike, Building C.

Exhibit A2 – Plans dated November 16, 2022. Two sheets.

Mr. Matthew Bilow, Architect was sworn in. Mr. Bilow presented his qualifications. Mr. Rosen accepted Mr. Bilow as an expert.

Mr. Bilow addressed the Board.

No questions from the Board.

Mr. Ochab asked if new employees were going to be added. Mr. Bilow stated no.

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. Second by Mr. MacNeill.

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

## **Resolution**

Thor River Road, LLC  
Block 1.03/Lots 8 and 9  
Application #03-23-01

Mr. Rosen motioned to approve the Resolution. Seconded by Mr. Suarez.

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

## **Review for Completion**

98 Paulison Avenue  
Block 46/Lot 26  
Renovations to an existing two-family  
Block 1.03/Lots 8 and 9

The Board reviewed the application and deemed it complete. Mr. Rosen stated to place the application on the April 3, 2023, agenda.

**Mr. Ochab's Report.**

1. Zoning Ordinance Review
2. Chapter 96A Review
3. C-2 / Skymark Review
4. Arts Overlay Zone Review

**OLD BUSINESS** - None

**NEW BUSINESS** - None

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

Respectfully submitted,  
Francine Orovitz, Board Clerk