

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

August 7, 2023

Regular Meeting

Meeting called to order 7:35 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. Anlian, Landolfi, Rosen, Quinn, Garofalow, Visioli, Suarez

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

Pledge of Allegiance

Mr. Rosen motioned to approve the July 10, 2023, minutes. Seconded by Mr. Quinn.

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

CORRESPONDENCE:

- Resolution from the Commissioners RE: Area of Redevelopment. Held over for New Business.
- Age Friendly North Jersey

COMMUNICATION AND BILLS:

Mr. Rosen motioned to approve a voucher from Amazon in the amount of \$494.09 RE: Printer Toners. Seconded by Mr. Garofalow.

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

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$912.00 RE: 98 Paulison Avenue. Seconded by Mr. Quinn.

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

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$10,717.50. RE: 95 Challenger Road. Seconded by Mr. Garofalow.

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

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$1242.00. RE: 53 Bergen Turnpike.

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

Development Application from the Village of Ridgefield Park which will be held over for new business.

Resolution

98 Paulison Avenue

Block 46/Lot 26

Renovations to an existing two-family

Mr. Rosen reviewed the Resolution. Mr. Rosen motioned to approve the Resolution. Seconded by Mr. Quinn.

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

COMMENTS FROM THE PUBLIC:

Mr. John DeFelice, 311 Main Street addressed the Board regarding the Zoning Ordinance and lighting Mr. Ochab and Mr. Landolfi addressed Mr. DeFelice's concerns.

Site Plan

34 Highland Place

Block 31/Lot 3

Construct Garage

Ms. Yolanda Cuello, the owner, was sworn in.

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

Ms. Cuello presented to the Board.

Exhibits A1 and A2 – pictures of old garage which has already been removed. Ms. Cuello would like to replace the garage at the same location. The new garage will be the same size as the old garage which was 12' x 20' and the height will be 11'.

Mr. Garofalow stated the setback needs to be three feet. One foot will be gravel for drainage and the height will be eleven feet.

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. Garofalow motioned to approve the application moving one additional foot off the property line to the south and fill that area between the garage and property line be filled with gravel. Seconded by Mayor Anlian.

Roll Call: Anlian, Landolfi, Rosen, Quinn, Garofalow, Visioli, Suarez.

Review for completion:

Subdivision
575 Teaneck Road
Block 20.01/ lot 5.05

Reviewed and determined to be complete. The application will be placed on the September 18th agenda.

Mr. Ochab's Report.

- Review of the Resolution from the Commissioners for the Local Redevelopment and Housing Law.

The Board discussed the Redevelopment Plan.

Mr. Ochab will write a memo to the Planning Board requesting a reevaluation of the Resolution.

Mr. Ochab distributed the new Zoning & Development Regulations to the Board. This version will be sent to the Commissioners for review.

OLD BUSINESS - None

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk