

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

March 4, 2024

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. MacNeill, Anlian, Rosen, Visioli, Suarez

Absent: Messrs. Landolfi, Quinn, Garofalow, Ms. Torres and Ms. Schmitt

Pledge of Allegiance

Mr. Rosen motioned to approve the minutes of the November 6, 2023, meeting.

Seconded by Mr. Visioli.

Roll Call: MacNeill, Anlian, Rosen, Visioli

Mayor. Anlian motioned to approve the minutes of the January 8, 2024, meeting.

Seconded by Commissioner Mac Neill.

Roll Call: MacNeill, Anlian, Suarez

Mr. Rosen motioned to approve the minutes of the February 5, 2024, meeting. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Rosen, Suarez

CORRESPONDENCE: New Jersey Planner November/December 2023

COMMUNICATION AND BILLS:

Mr. Rosen motioned to approve three vouchers from Boswell Engineering in the amounts of \$1577.00, RE: Hampshire Venture Partners; \$2740.50, RE: Family Laundry, LLC; and \$2905.00, RE: Hampshire Venture Partners. Seconded by Mayor Anlian.

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

Mr. Rosen motioned to approve four vouchers from Ken Ochab in the amounts of \$4200.00, RE: Mt. Vernon Redevelopment Plan; \$945.00, RE: Revisions to the Housing Plan; \$4639.00, RE: Changes to the Zoning Ordinance; and \$2430.00, RE: Family Laundry, LLC.

COMMENTS FROM THE PUBLIC: None

Resolution

Family Laundry
264 Main Street
Block 54/Lot 8.03

Mr. Rosen reviewed the Resolution.

Mr. Rosen motioned to approve the Resolution. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Suarez

Site Plan

Idelka Remigio
383 Teaneck Road
Block 84/Lot 9
Driveway

Idelka Remigio, the owner, was sworn in.

Mr. Rosen stated the application is for a driveway and removal of a portion of the porch and a new curb cut will be put in which will reduce the curb cut that is currently there. Ms. Remigio agreed.

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

Mr. Rosen stated there is a letter from the Shade Tree Commission requesting a tree be planted behind the sidewalk. The cost of planting and caring for the tree will be the Shade Tree Commission's responsibility.

Ms. Remigio addressed the Board. She would like to pave the driveway. Teaneck Road is a busy street and there is difficulty parking. She would agree to modify the curb cut and the tree. The tree will be a Tupelo tree.

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.

The meeting was 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. Birchwale confirmed that the approval is for a new curb cut, planting of a tree in the right of way and a variance for additional impervious coverage.

Mr. Rosen motioned to approve the application. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Rosen, Visioli, Surez

Review for Completeness

Ridgefield Properties, LLC
100 Rt, 46 East
Block 47/Lot 1

Mr. Karl Kemm, Esq., addressed the Board. He is in attendance for the review. He understands the stormwater review is outstanding.

Mr. Ochab stated he is ok with the application being complete.

Mr. Dunn requires the stormwater review to be completed.

Mr. Rosen questioned why there is no traffic report. Mr. Kemm stated he would have testimony ready regarding the traffic.

Mr. Dunn asked the traffic study be submitted prior the to hearing so that there is time to review.

Mr. Ochab asked for a parking analysis.

Mr. Rosen asked if the DOT is required to review the application. Mr. Dunn stated he will review if it is needed.

Mr. Rosen motioned to deem the application complete subject to the additional information requested by Boswell Engineering. The date of the hearing will be determined upon completion of the stormwater report and the traffic statement. Seconded by Mayor Anlian.

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

Ken Ochab's Report

Mr. Ochab discussed the Creative Placement Plan.

OLD BUSINESS - None

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk