

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

April 5, 2021

Regular Meeting

Meeting called to order 7:30 p.m.

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, Avery, Quinn, Visioli, Ms. Torres
and Ms. Schmitt

Absent Messrs. MacNeill, Landolfi and Garofalow

Mr. Rosen motioned to approve the minutes from the March 15, 2021 meeting.
Seconded by Mr. Quinn.

Roll Call: Rosen, Visioli, Avery, Quinn, Torres, Schmitt

COMMUNICATION AND BILLS:

- NJ Planner, January/February
- Boswell Engineering, 2/23/21 RE: 64 Challenger Road, \$2415.50
- Resolution 2021-11 from the Board of Commissioners RE: Determine Industrial Avenue and "In Need of Redevelopment"

Mr. Rosen motioned to approve three vouchers from Boswell Engineering.

1. \$2893.00 RE: 64 Challenger Road
2. \$2367.00 RE: 60 Challenger Road
3. \$2415.00 RE: 64 Challenger Road

Seconded by Mr. Avery

Roll Call: Anlian, Rosen, Visioli, Avery, Quinn, Torres Schmitt

Mr. Rosen motioned to approve two vouchers from Albert Birchwale.

1. \$968.75 RE: 64 Challenger Road
2. \$1093.73 RE: 95 Challenger Road

Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Visioli, Avery, Quinn, Torres Schmitt

Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Visioli, Avery, Quinn, Torres and Schmitt

COMMENTS FROM PUBLIC: No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Review for Completion:

Block 74/Lot 15
148 Bergen Avenue
Variance – Interior renovation to an existing two-family

Application was deemed complete. Page 2 of the application needs to be updated. Ms. Orovitz will forward to applicant. Application will be placed on the May 3, 2021 agenda.

All in favor. Aye.

Block 14/Lot 19
95 Seventh Street
Variance
Two story addition to existing two family

Mr. Rosen will research the approval from 2009. Application was deemed complete. Application will be place on the May 3, 2021 agenda.

All in favor. Aye

Site Plan
Block 111/Lot 6
45 Overpeck Avenue
Renovation of first floor to existing two family

Mr. Jaime Leon was sworn in.

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

Mr. Rosen stated the application is for the renovation of the first floor of an existing two-family residence. The application will not increase the footprint of the home.

Mr. Leone addressed the Board and explained his application.

Mr. Quinn asked about off-street parking. Mr. Rosen stated there is a garage. Ms. Schmitt asked if the decks were existing. Mr. Leone stated yes they have already been done.

Mrs. Cynthia Leone was sworn in and addressed the Board regarding parking spaces.

Closed meeting 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.

Meeting closed to the public.

Questions from the Board.

No questions from the Board.

Mr. Rosen motioned to approve the application with pre-existing variances. Seconded by Ms. Torres.

Roll Call: Anlian, Rosen, Visioli, Avery, Quinn, Torres Schmitt

Site Plan
Block 149/Lots 1, 2 and 3
Bergen Turnpike
Site Plan

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

Mr. Benjamin Wine, Esq. addressed the Board. Mr. Wine addressed the address issue of the application. There is no number address for the applicant property on the tax map. It is just listed by block and lot. It is referred to as the North Parcel. The application is a preliminary and final site plan to demolish a warehouse and construct a new one. The plan is to improve the parking area while not increasing the impervious coverage.

Mr. Wine presented Mr. Harry Tuvel, Tuvel Civil Engineering Services, Consultant to the Bilow Garrett Group. Mr. Rosen accepted Mr. Tuvel as an expert witness.

Exhibit A1 4/5/21 – SP100

Mr. Tuvel described Exhibit A1.

Mr. Wine presented Mr. Andrew Villari, Sr. Project Engineer, Stonefield Engineering as the Traffic Engineer on the project. Mr. Rosen accepted Mr. Villari as an expert witness.

Mr. Villari addressed the Board regarding traffic.

Exhibit A2 – Three (3) sheets of Truck Turning Template dated 3/24/21.

1. How trucks access the loading dock.
2. Emergency vehicles
3. Industrial Avenue and Emergency Vehicles

Mr. Wine presented Mr. Anthony Garrett, Architect/Planner, Bilow Garrett Group.

Mr. Garrett gave his Planning testimony.

Exhibit A3 – AE100 – Google Aerial Map with property lines super-imposed.

Closed meeting 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.

Meeting closed to the public.

Questions from the Board.

No questions from the Board.

Mr. Wine summarized the application.

Mr. Rosen motioned to approve the application subject to the following:

Variances:

1. Impervious coverage (60% permitted; 82% existing/proposed)
2. Side yard setback (25' required; 5.75' proposed)
3. Front yard setback (20' required; 6.7' proposed)
4. Parcel not fronting on public row.
5. Front yard buffer less than required. (10' required; 0' proposed)

Subject to:

1. Landscaping triangle at southeast portion of building
2. 10' easement from top of bank to Village
3. COAH non-residential development fee
4. County approval or exemption
5. County soil conservation approval or exemption
6. Village Fire Department sign off

Seconded by Mr. Quinn

Roll Call: Anlian, Rosen, Visioli, Avery, Quinn, Torres Schmitt

Ken Ochab's Report

Request for the Area in Need of Redevelopment. Mr. Ochab stated the Board should be able to discuss this at the May 3rd meeting.

Mr. Ochab addressed the Board regarding the new Cannabis Law and the Commissioners letter to the Planning Board.

OLD BUSINESS - None.

NEW BUSINESS - None

Mr. Rosen motioned to adjourn the meeting. Seconded by Ms. Torres.

Respectfully submitted,
Francine Orovitz, Board Clerk