

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

May 3, 2021

Regular Meeting

Meeting called to order 7:42 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, Landolfi, Rosen, Garofalow, Visioli,  
Ms. Torres and Ms. Schmitt

Absent Messrs. MacNeill, Quinn, Avery

Mr. Rosen motioned to approve the minutes from the April 19, 2021 meeting. Seconded by Mr. Garofalow.

Roll Call: Anlian, Rosen, Garofalow and Visioli

**COMMUNICATION AND BILLS:**

- Application for Soil Erosion permit. RE: 400 Bergen Turnpike.
- Memo from M. Landolfi RE: 17 Overpeck Avenue
- Letter from F. Rosen to the Board of Commissioners RE: Cannabis
- In-Need of Redevelopment for Industrial Avenue Report by Ken Ochab

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$486.25 for 63 Overpeck Avenue. Seconded by Mr. Garofalow.

Roll Call: Anlian, Landolfi, Rosen, Garofalow, Visioli, Torres and Schmitt.

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$486.25 for 61 Overpeck Avenue. Seconded by Mr. Garofalow.

Roll Call: Anlian, Landolfi, Rosen, Garofalow, Visioli, Torres and Schmitt.

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$1376.25 for 63 Overpeck Avenue. Seconded by Ms. Torres.

Roll Call: Anlian, Landolfi, Rosen, Garofalow, Visioli, Torres and Schmitt.

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$190.00 for 95 Challenger Road. Seconded by Ms. Torres.

Roll Call: Anlian, Landolfi, Rosen, Garofalow, Visioli, Torres and Schmitt.

Mr. Rosen motioned to approve a voucher from Kenneth Ochab in the amount of \$6625.00 RE: Master Plan. Seconded by Mr. Garofalow.

Roll Call: Anlian, Landolfi, Rosen, Garofalow, Visioli, Torres and Schmitt.

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$1750.00 RE: Bergen Turnpike. Seconded by Ms. Torres.

Roll Call: Anlian, Landolfi, Rosen, Garofalow, Visioli, Torres and Schmitt.

**COMMENTS FROM PUBLIC:** No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Site Plan**

Block 74/Lot 15

148 Bergen Avenue

Variance – Interior renovation to an existing two-family

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

Mr. Carlos Arboleda, owner, was sworn in. Mr. Arboleda explained the application to the Board. He would like to remove a window and replace it with a door for easier access to the yard and renovate the kitchen and bathroom on the first floor.

Mr. Rosen stated the variances required are for lot area, lot width and side yard setback. All are pre-existing non-conforming conditions.

Meeting 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.

Meeting closed to the public.

Questions from the Board.

Mr. Garofalow motioned to approve the application with all pre-existing conditions. Seconded by Mr. Anlian.

Roll Call: Roll Call: Anlian, Landolfi, Rosen, Garofalow, Visioli, Torres and Schmitt.

**Site Plan**

**Block 14/Lot 19**

**95 Seventh Street**

**Variance**

**Two story addition to existing two family**

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

Mr. Denis Francis, Esq. presented to the Board.

Mr. William Severino, Architect, was sworn in. Mr. Rosen accepted Mr. Severino as an expert.

Mr. Severino prepared the site plan and explained the plans to the Board. Mr. Severino's plans are of the current condition, not what was approved in 2006.

Ms. Zoila Aguilar, owner, was sworn in. Ms. Aguilar has owned the property since 1994. Ms. Aguilar explained the circumstances of how the extension was built from the original approval. Ms. Aguilar was sent back to the Board by Zoning Official because the original approval is no longer valid and what was built is different than what was approved.

Meeting closed and opened to the public.

Meeting opened to anyone within 200' of this application that wishes to be heard.

Anna Ferraro  
91 Seventh Street

Main concern is Community driveway and rainwater. Ms. Ferraro also owns 93 Seventh Street. Would like to know how many people will be living at the property.

Elaine Ferrara  
93 Seventh Street

Concerned about drainage.

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.

Mr. Francis stated the applicant is willing to remove the kitchen in the basement and to remove outside access to basement.

Mr. Francis stated they will amend the plan to remove the small bedroom on the second floor and the second floor will only have two bedrooms and not three. They will review the grading and run off from the gutters and leaders. They will eliminate the full bath in the basement and make it a half bath.

Mr. Rosen wants all plumbing removed from the basement.

Mr. Garofalow motioned to have the structure returned back to the original plans by Al Zacccone with removal of the plumbing in the basement. Seconded by Mr. Rosen.

Roll Call: Anlian – no, Landolfi – no, Rosen – yes, Garofalow – yes, Visioli – no, Torres – no, Schmitt – no.

Mr. Birchwale advised the Board to deny the application and have the applicant return with new plans.

Mr. Anlian motioned to approved the application subject to the 2<sup>nd</sup> floor living room being expanded to eliminate the third bedroom; to eliminate the office on the first floor and make one large living room; eliminate the bathroom and kitchen in the basement; keep the outside stairs; grading to be consistent with 93 Seventh Street; no patio; no further coverage and no deck. Seconded by Ms. Torres.

Roll Call: Anlian – yes, Landolfi – yes, Rosen – no, Garofalow – no, Visioli – yes, Torres – yes, Schmitt – yes.

Approval is contingent upon new revised plans being submitted and no run-off onto the neighbor's property.

Review for Completion

120 Christie Street  
Block 101/Lot 13  
Variance to reduce size of garage

Application was deemed complete and will be put on the May 17<sup>th</sup> agenda.

Resolution  
Block 149/Lot 8  
Bergen Turnpike

Mr. Rosen read the Resolution into the record.

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

Roll Call: Anlian, Rosen and Visioli

Mr. Rosen motioned to forward the Board's recommendation to the Mayor and Commissioners regarding the Cannabis Ordinance. Seconded by Ms. Torres.

All in favor. Aye.

**OLD BUSINESS - None.**

**NEW BUSINESS - None**

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

Respectfully submitted,  
Francine Orovitz, Board Clerk