

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

January 14, 2013

Regular Meeting
Meeting called to order 8:10 p.m.

Election of Officers

Mr. Rosen stepped down as Chairman. Opened the floor to nominations. Ms. Kowalchuk nominated Mr. Rosen as Chairman. Seconded by Perrotta. All in favor

Mr. Rosen nominated Margaret Kowalchuk as Vice Chairperson. Seconded by Ms. Borkowski. All in favor.

Mr. Rosen nominated Stephen Quinn as Secretary. Seconded by Mr. O'Grady. All in favor.

Mr. Rosen motioned to appoint Francine Orovitz as Board Clerk. Seconded by Ms. Perrotta. All in favor.

Mr. Rosen motioned to appoint Mr. Patrick Quirk as Board Attorney. Seconded by Ms. Perrotta. All in favor.

The meeting was called back to order.

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. Landolfi, Rosen, Anlian, O'Grady Ms. Kowalchuk, Ms. Borkowski and Ms. Perrotta
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Absent	Messrs., Mac Neill, Landolfi, Cummings, Quinn, Garofalow
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Mr. Rosen moved the minutes of the December 3, 2012 meeting be approved. Seconded by Ms. Borkowski.

Roll Call: Anlian, Rosen, O'Grady, Kowalchuk, Borkowski, Perrotta

COMMUNICATION AND BILLS:

- * Case #1485 – Zoning Board of Adjustment
- * Case #1488 – Zoning Board of Adjustment
- * Freshwater Wetlands Application

* Letter from Stantec Consulting Services, Inc. RE: George Washing Bridge Approach Signage

* New Jersey Planner November/December

Mr. Rosen moved payment of the voucher from Patrick Quirk Esq. in the amount of \$587.50 for services rendered pertaining to Skymark. Seconded by Borkowski.

Roll Call: Landolfi, Rosen, O'Grady, Kowalchuck, Borkowski, Perrotta

COMMENTS FROM PUBLIC:

No one from the public appeared.

Mr. Anlian joined the meeting at 8:20 p.m.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application No. 01-01-13
154 Preston Street
Block 67/Lot 25

Mr. Eduardo Izaia was sworn in.

Mr. Quirk stated to let the record show proper noticing had been completed and was noticed in the Bergen Record on December 13, 2012.

This application is for a portico on the back of his two family dwelling to stop rain water from going into the basement.

The application was discussed.

Meeting opened to anyone within 200' of this application that wishes to be heard. No one from the public appeared.

Anyone outside 200' of this application that wishes to be heard. No one from the public appeared.

Meeting closed to public.

Mr. Rosen motioned to approve the application as presented with variances for existing nonconforming requirements. Seconded by Ms. Kowalchuk.

Roll Call: Anlian, Landolfi, Rosen, Anlian, O'Grady, Quinn, Kowalchuk, Borkowski, Perrotta

Proposed Minor Subdivision – 65 -75 Challenger Road

Mr. Rosen presented a new application to the Board for a minor subdivision of 65-75 Challenger Road separating the theatre from an office building. It was determined the Board would request copies of all easements and agreements affecting the property from

the attorney, Mr. Alan J. Magrini, Esq. of Hartz Mountain. Ms. Orovitz will forward a letter to Mr. Magrini asking for same.

ZBOA Case #1485

36 Edwin Street

Block 16/Lot 19

Use Variance

This application is for limo business in an R-2 Zone. The Board has issues with the application. Ms. Perrotta will represent the Planning Board at the Zoning Board of Adjustment meeting on January 15, 2013.

ZBOA Case #1488

105 Challenger Road

Block 24.03/Lot 4.01

Use Variance

This application is for a student training center on the first floor of the existing building. The Planning Board has no issues with this case.

NEW BUSINESS (None)

Mr. Rosen motioned meeting adjourned at 8:50 p.m. Seconded by Kowalchuk.

Respectfully submitted,

Francine Orovitz

Board Clerk