

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

May 1, 2017

Regular Meeting

Meeting called to order 8:08 p.m.

Commissioner MacNeill 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, Landolfi, Olson, Avery, Ms. Perrotta and Ms. Torres

Absent Messrs. Anlian, Rosen, Garofalow, Ms. Kowalchuk and Ms. Borkowski

Mr. Avery moved to approve the minutes of the January 9, 2017 meeting. Seconded by Commissioner MacNeill.

Roll Call: MacNeill and Avery

Ms. Borkowski joined the meeting at 8:09. Ms. Kowalchuk joined the meeting at 8:14.

Ms. Lisset Torres was sworn in as the new Second Alternate Member of the Planning Board.

COMMUNICATION AND BILLS:

- Minutes of the Green Team - March 23, 2017
- Minutes of the Historic Preservation Commission - March 23, 2017
- Letter from Bergen County Soil Conservation district
RE: Improvements to Little League Field
- NJ Planner January/February 2017
- Letter from New Jersey Sports & Expositions RE: PSE&G/Bergen Generating Station

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application/Resolution
45 Overpeck Avenue

Block 111/Lot 6

Mr. Birchwale addressed the applicant regarding the application. Mrs. Leone presented the application in October 2016. Mrs. Leone stated they no longer want to proceed with putting pavers down. They will only renovate the two decks.

Mr. Birchwale read the Resolution into the Record.

Roll Call: Olson, Kowalchuk, Borkowski, Perrotta

**Site Plan Application
Juan and Olga Vega
45 Central Avenue
Block 10/Lot 14**

Mr. Birchwale stated the noticing in the Record newspaper was done in a timely manner, but the notice stated the wrong meeting date. Therefore, the applicant was advised to re-notice in the Record for the June 5th meeting. No further noticing of property owners is required as the Board announced the application would be carried to the June 5th meeting.

Motion to waive notice to property owners within 200' by Commissioner MacNeill.
Seconded by Ms. Borkowski

Roll Call: MacNeill, Landolfi, Olson, Kowalchuk, Borkowski, Avery, Perrotta,
Torres

**Site Plan Application
Ronald Franco/CAD Signs
65 Challenger Road
Block 24.03/Lot 3**

Mr. Birchwale stated all noticing was done correctly.

Mr. Ronald Franco, 169 Lodi Street, Hackensack, NJ was sworn in. Mr. Richard Guido/KABR, 205 Hudson Street #401, Hoboken, NJ was sworn in.

Mr. Franco presented the application to the Board. Mr. Guido stated why the signs are needed.

The Board discussed the size and location of the sign with the applicant. After discussing the location, the Board asked the applicant to re-visit the location of the sign. The applicant will work with Mr. Landolfi and return to the June 5th meeting with their findings and further information.

**Ronald Franco/CAD Signs
75 Challenger Road
Block 24.03/Lot 3.02**

Ronald Franco/CAD Signs
105 Challenger Road
Block 24.03/Lot 4.01

The applications for 75 Challenger Road and 105 Challenger Road continued as an informal presentation to the Board.

Mr. Franco and Mr. Guido will take the suggestions from the Board and will return to the June 5th meeting with additional information and an attorney, as requested by the Board.

No further notice is required for any of the applications. The Board has carried the three applications to the June 5th meeting.

Site Plan Application/Review for Completion
Mamdoug and Stella Girais
140 Hazelton Street
Block 27/Lot 11.02

The application was deemed complete. The applicant will be advised to present at the June 5th meeting. Ms. Orovitz will advise applicant.

NEW BUSINESS (None)

OLD BUSINESS (None)

Commissioner MacNeill motioned meeting adjourned at 9:35 p.m. Seconded by Avery.

Respectfully submitted,

Francine Orovitz
Board Clerk