

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

September 11, 2017

Regular Meeting

Meeting called to order 8:02 p.m.

Ms. Kowalchuk 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, Garofalow, Ms. Kowalchuk, Ms. Borkowski, Ms. Perrotta and Ms. Torres

Absent Messrs. Rosen, Anlian, Avery

Ms. Torres joined the meeting at 8:07 p.m. Ms. Borkowski joined the meeting at 8:27 p.m.

Mr. Garofalow moved to approve the minutes of the August 17, 2017 meeting. Seconded by Ms. Perrotta.

Roll Call: Olson, Garofalow, Kowalchuk, Perrotta

**COMMUNICATION AND BILLS:**

- Application for Soil Erosion and Sediment Control Plan Certification from the NJ Natural Resources Conservation Program RE: 40 Challenger Road 8/29/17
- Application for Soil Erosion and Sediment Control Plan Certification from the NJ Natural Resources Conservation Program RE:300 Bergen Turnpike 8/29/17

Ms. Kowalchuk moved payment of a voucher for Albert Birchwale in the amount of \$375 RE: Resolution Moran - 161 Fifth Street.

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Resolution**  
**Robert Moran**  
**161 Fifth Street**  
**Block 46/Lot 14**

Ms. Kowalchuk read the Resolution into the record.

Ms. Kowalchuk motioned to approve. Seconded by Ms. Perrotta

Roll Call: Olson, Garofalow, Kowalchuk, Perrotta

**Site Plan Application**  
**Michael Ryan**  
**61 Overpeck Avenue**  
**Block 109/Lot 4**

Mr. John Hipp, Esq. represented 61 Holdings, LLC where Mr. Michael Ryan is the President.

Mr. Birchwale stated noticing requirements have already been reviewed and approved at the August 7, 2017 meeting.

Mr. Hipp addressed the Board and stated Mr. Ryan will summarize the application and the Engineer will present the plan.

Mr. Hipp stated the application is for a renovation of a two family residence and requires a "C" variance for front and back set backs.

Mr. Michael Ryan of 63 Overpeck Avenue was sworn in.

Mr. Ryan presented his application to the Board. He is proposing to build up the front porch and create two bed rooms on each floor. The property will move 38" forward. There is no room in the back of the property because there is only five feet behind the house and then the property drops to a hill. The basement is currently unfinished but would like to finish it for more living space for the first floor apartment where Mr. Ryan intends on residing. There will be a deck for both floors on the back of the property.

Mr. Thomas Graham, PE, of Dykstra Walker Design Group, 21 Bowling Green Parkway, Lake Hopatcong, NJ was sworn in and accepted as an expert witness.

Mr. Graham presented the engineering drawing to the Board and the Exhibit Plan which was marked Exhibit A1.

The Board had many questions for Mr. Graham and Mr. Ryan which they could not answer without the Architect being present. The Board asked Mr. Hipp to have the Architect attend the October 2nd meeting in order to answer the Boards questions.

Mr. Hipp stated there were neighbors of Mr. Ryan's in attendance that wished to be heard.

Ms. Kowalchuk closed the meeting and opened to the public.

Meeting was closed and opened to the public.

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

Mr. Francisco Dabla, 59 Overpeck Avenue was sworn in. Mr. Dabla spoke in favor of the application.

Mr. Jack Ryan, 63 Overpeck Avenue was sworn in. Mr. Ryan likes the proposed project and spoke in favor of the application.

Ms. Xiomara Florentine, 67 Overpeck Avenue was sworn in. Ms. Florentine stated she feels the application will improve the area and is in favor of the application.

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

Meeting closed to public.

Ms. Kowalchuk motioned to carry the application to the October 2, 2017 meeting with no further noticing required from the applicant.. The Engineer is not required to attend. Seconded by Ms. Perrotta.

Roll Call: MacNeill, Landolfi, Olson, Garofalow, Kowalchuk, Borkowski, Perrotta

**NEW BUSINESS (None)**

**OLD BUSINESS (None)**

Ms. Kowalchuk motioned meeting adjourned. Seconded by Mr. Garofalow.

Respectfully submitted,  
Francine Orovitz  
Board Clerk