

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

November 6, 2017

Regular Meeting

Meeting called to order 8:00 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. Rosen, Anlian, Olson, Garofalow, Avery, Ms. Perrotta and Ms. Torres

Absent Messrs. MacNeill, Landolfi, and Ms. Kowalchuk, Ms. Borkowski

Mr. Garofalow moved to approve the minutes of the October 2, 2017 meeting. Seconded by Mr. Avery.

Roll Call: Olson, Garofalow, Avery, Torres

**COMMUNICATION AND BILLS:**

Mr. Rosen moved payment of a voucher for Albert Birchwale in the amount of \$2437.50 RE: Resolutions 65, 75 and 105 Challenger Road. Seconded by Mr. Garofalow.

Roll Call Rosen, Olson, Garofalow, Avery, Perrotta, Torres

Mr. Rosen moved payment of a voucher for NJ Planning Officials in the amount of \$370.00 RE: 2018 dues.

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

Mr. Anlian joined the meeting at 8:09 p.m.

**Informal Site Plan**  
**EDC - Industrial Avenue**

Mr. Anthony Limbardo, President of EDC, addressed the Board. Mr. Limbardo explained EDC has acquired 200 and 195 Industrial Avenue, the former Callahan Chemical properties. EDC would like to demolish the old building and replace it with a new building and extend the second building by 20 feet. All materials are delivered in container trucks.

Mr. Ken Ochab, Village Planner, addressed the Board. Mr. Ochab explained that any lingering DEP issues are the responsibility of Callahan Chemical.

Raymond J. Virgona, Architect of Virgona and Virgona Architects and Planners addressed the Board and discussed the proposed site plan.

Mr. Limbardo will return in the spring with plans for site plan approval.

Mr. Ken Ochab, Ochab Associates, addressed the Board regarding the In-Need Analysis of Main Street.

The Board reviewed the following applications for review.

**Ramos**

54 Winant Ave

Block 122/Lot 30

Construct deck and above ground pool

**Batista**

19 Oak Street

Block 142/Lot 6

Second floor addition and deck

Both applications were deemed complete and will be heard at the December 4th meeting.

**Site Plan Application**

**Michael Ryan**

**61 Overpeck Avenue**

**Block 109/Lot 4**

Mr. Ryan has requested an adjournment of the hearing until the December 4th meeting. via a letter sent to the Board.

**Resolution**

**KABR**

**65 Challenger Road**

**Block 24.03/Lot 3**

Mr. Rosen read the Resolution into the Record.

Mr. Garofalow motioned to approve. Seconded by Mr. Anlian.

Roll Call: Anlian, Olson, Garofalow, Avery, Perrotta, Torres

**KABR Group**

**75 Challenger Road**

**Block 24.03/Lot 4.01**

Mr. Rosen read the Resolution into the Record.

Mr. Garofalow motioned to approve. Seconded by Mr. Anlian.

Roll Call: Anlian, Olson, Garofalow, Avery, Perrotta, Torres

**KABR Group**  
**105 Challenger Road**  
**Block 24.03/Lot 4.01**

Mr. Rosen read the Resolution into the Record.

Mr. Garofalow motioned to approve. Seconded by Mr. Anlian.

Roll Call: Anlian, Olson, Garofalow, Avery, Perrotta, Torres

**NEW BUSINESS (None)**

**OLD BUSINESS (None)**

Mr. Rosen motioned meeting adjourned. Seconded by Mr. Garofalow.

Respectfully submitted,  
Francine Orovitz  
Board Clerk