

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

December 4, 2017

Regular Meeting

Meeting called to order 8:04 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, Avery, and Ms. Torres

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

**COMMUNICATION AND BILLS:**

- Historic Preservation Commission Minutes 11/16/17
- Freshwater Wetlands Application 11/7/17
- Green Team RE: Sustainable Jersey Silver Certification 11/20/17
- Application for Soil erosion and Sediment Control Plan Certification 11/8/17
- New Jersey Planner September and October

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Johnny Batista**

19 Oak Street

Block 142/Lot 6

Second floor addition and deck

Mr. Rosen explained to the applicant that there was not a full Board and gave the applicant the option of waiting until there was a full Board to be heard. Mr. Batista chose to continue with the application.

Ms. Torres is located within 200' of the property and recued herself.

Mr. Birchwale stated all noticing has been completed and is satisfactory.

Mr. Rosen stated the property is an existing two family and the set backs are pre-existing non-conforming. The addition is to the second floor and will not change the footprint of the building.

Mr. William Severino, Architect, 104 Summit Circle, Little Ferry was sworn in. Mr. Severino presented his qualifications to the Board. Mr. Rosen motioned to accept Mr. Severino as an expert witness. Seconded by Mr. Avery.

Roll Call: Anlian, Rosen, Olson, Avery

Mr. Severino presented the plans to the Board. The application is for a second floor addition and a small deck on an existing two family residence. The footprint of the building will not increase. The entire structure will be renovated. Each unit will have three bedrooms.

Meeting was 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 public.

Mr. Rosen motioned the application and the variances for pre-existing non-conforming conditions, front yard, side yard setback, building coverage and variance for rear yard of 25.6 feet for the deck, be approved. Seconded by Mr. Olson

Roll Call: Anlian, Rosen, Olson, Avery

**Peter Ramos**

54 Winant Ave  
Block 122/Lot 30

Mr. Rosen explained to the applicant that there was not a full Board and gave the applicant the option of waiting until there was a full Board to be heard. Mr. Ramos chose to continue with the application.

Mr. Birchwale stated all noticing has been completed and is satisfactory.

Mr. Peter Ramos was sworn in.

Mr. Rosen reviewed the application and asked Mr. Ramos if project was already built. Mr. Ramos stated yes and that he was unaware of the required permits.

Mr. Rosen stated the pool is required to be ten feet from the property line and is shown four feet from the property line. Mr. Rosen stated the pool could be moved to be eight feet from the property line. Mr. Ramos stated he is willing to do whatever needs to be done to get the approval.

Meeting was 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 public.

Mr. Rosen motioned to approve the application and the variances for additional coverage location of the pool eight feet in lieu of ten feet from the property line, four foot setback for the deck and submission of revised plans with new location of the pool. Seconded by Mr. Anlian.

Mr. Anlian requested the motion be amended to include that the space between deck boards be permanent.

Mr. Rosen motioned an Amendment to the motion for approval for open space in the decks. Seconded by Mr. Avery.

Roll Call: Anlian, Rosen, Olson, Avery, Torres

Roll Call on the motion for approval: Anlian, Rosen, Olson, Avery, Torres

**Michael Ryan**  
**61 Holdings LLC**  
**61 Overpeck Avenue**  
**Block 109/Lot 4**

Mr. John Hipp, attorney for the applicant addressed the Board.

Mr. Birchwale stated new noticing should be required to residents on the 200' list and also in the Record Newspaper. The applicant has submitted revised plans by a new architect and requires a new hearing for the application. The application will be heard at the January 8, 2018 meeting, if proper noticing is completed referencing the new plans from Dykstra, Jon Fellgraff and a new application.

Testimony from the Engineer is not required at the new hearing. The architect can testify regarding the site plan and neighboring properties.

**NEW BUSINESS (None)**

**OLD BUSINESS (None)**

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

Respectfully submitted,  
Francine Orovitz  
Board Clerk