

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

February 5, 2018

Regular Meeting

Meeting called to order 8:23 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, MacNeill, Anlian, Avery, and Ms. Kowalchuk

Absent Messrs. Landolfi, Olson, Garofalow, Ms. Perrotta and  
Ms. Torres

Mr. Rosen motioned to approve the minutes of the January 6, 2018, meeting. Seconded by Mr. Avery.

Roll Call: Anlian, Rosen, Kowalchuck, Avery

**COMMUNICATION AND BILLS:**

- Letter from AMEC Foster Wheeler RE: Waterfront Development Permit by CSX  
1/24/18

Mr. Rosen moved payment of a voucher for Albert Birchwale in the amount of \$500.00 RE: Resolution 61 Holdings, LLC. Seconded by Commissioner Anlian.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Avery

Mr. Rosen moved payment of a voucher for Stephen Pellino in the amount of \$541.25 RE: Outdoor Media, LLC. Seconded by Commissioner Anlian.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Avery

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Resolution**

**Michael Ryan**

**61 Holdings LLC**

**61 Overpeck Avenue**

**Block 109/Lot 4**

Mr. Rosen read the Resolution into the Record. Mr. Rosen motioned to approve the Resolution as read. Seconded by Commissioner Anlian.

Roll Call: Anlian, Rosen, Kowalchuck, Avery

**NEW BUSINESS: ZBOA Case #1520, 9-13 Lincoln Avenue.**

The Board discussed the application. The application is for 33 residential units with 24 underground parking spaces. This is not a permitted use in the C1(h) zone.

Mr. Rosen motioned to hire Ken Ochab, the Village Planner, if he is not retained by the Board of Adjustment, to review the application and submit his report to the Zoning Board of Adjustment prior to their February 20, 2018 meeting. Seconded by Commissioner Anlian.

Roll Call: All in Favor. Aye.

**OLD BUSINESS (None)**

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

Respectfully submitted,  
Francine Orovitz  
Board Clerk