

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

June 4, 2018

Regular Meeting

Meeting called to order 8:08 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. Kowalchuk and Ms. Perrotta

Absent Messrs. MacNeill, Landolfi and Ms. Torres

Mr. Rosen motioned to approve the minutes of the April 2, 2018 meeting. Seconded by Mr. Garofalow.

Roll Call: Anlian, Rosen, Olson, Garofalow, Kowalchuck, Avery

**COMMUNICATION AND BILLS:**

- Memo from Francine Orovitz RE: Harassment Training
- Letter from Neglia Engineering Assoc. RE: Modular Temp Classrooms Project, in Little Ferry 5/17/18
- Final Site Plan Nicoletti Properties from the County Planning Board 5/2/18
- HPC minutes 4/26/18
- Information regarding the Arts District from Mark Olson.
- Letter from the Board of Chosen Freeholders RE: Subdivision Standards 5/17/18

Mr. Rosen moved payment of a voucher for Albert Birchwale in the amount of \$656.25 RE: Resolution 295 Main Street. Seconded by Commissioner Anlian.

Roll Call: Anlian, Rosen, Olson, Garofalow, Kowalchuk, Avery, Perrotta

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Site Plan Application**

**Nicolas Pasquale**

9 Edwin Street Block 23/Lot 3.01

Enclose front porch on existing two family and relocate stairs.

Mr. Birchwale stated noticing was complete and satisfactory and therefore the application could continue. This application was carried from the April and May meeting.

Mr. Nicolas Pasquale, 9 Edwin Street, was sworn in and explained the application to the Board.

Mr. Pasquale would like to close the front porch with a three foot landing and four stairs going to a walkway which will lead to another four stairs and also the side of the property.

Mr. Anlian asked Mr. Pasquale if he would allow the Shade Tree Commission to plant a tree when the work is completed. Mr. Pasquale agreed.

Mr. Garofalow asked that the stairs meet the building requirements for the treads and risers. This will be done during the permit process.

Meeting 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 the public.

No questions from the Board.

Mr. Rosen moved to approve the application and the pre-existing non-conforming variances requirements be granted and that the stairs will be in compliance with Building Code and that a tree will be planted by the Shade Tree Commission. Seconded by Mr. Garofalow.

Roll Call: Anlian, Landolfi, Rosen, Olson, Garofalow, Kowalchuk, Avery, Torres

### **Resolution**

**Matthew Florio/JCM Investors**

295 Main Street Block 66/Lot 2

Convert mixed use property to a two family dwelling.

Mr. Rosen polled to the Board if everyone has read the Resolution. All in attendance stated yes.

Mr. Rosen motioned to approved the Resolution. Seconded by Mr. Anlian.

Roll Call: Anlian, Rosen, Olson, Garofalow, Kowalchuk, Avery, Perrotta

### **NEW BUSINESS:**

Mr. Olson explained the Sustainable New Jersey process to the Board. Commissioner Anlian and Mr. Olson discussed creating an Arts District in the Village. Mr. Olson would like to discuss further at the July meeting. Mr. Olson will forward information to Ms. Orovitz and Ms. Orovitz will in turn forward to all members of the Board prior to the July 9th meeting.

**OLD BUSINESS:**

Mr. Garofalow discussed the Developers Agreement with All Granite and Marble. Mr. Garofalow would like to know why they have not complied with the agreement. Commissioner Anlian suggested the Board attend a Commissioners Caucus to discuss.

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

Respectfully submitted,  
Francine Orovitz  
Board Clerk