

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

April 2, 2018

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, Landolfi, Olson, Garofalow, Avery,  
Ms. Kowalchuk and Ms. Torres

Absent Messrs. MacNeill, and Ms. Perrotta

Mr. Rosen motioned to approve the minutes of the February 5, 2018 meeting. Seconded by Mr. Anlian.

Roll Call: Anlian, Rosen, Kowalchuck, Avery

**COMMUNICATION AND BILLS:**

- Letter from PK Environmental RE: 95 Challenger Road application to DEP
- HPC minutes 3/22/18
- HPC and Green Team minutes 1/25/18

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Site Plan Application**

**Matthew Florio**

295 Main Street Block 66/Lot 2

Convert mixed use property to a two family dwelling.

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

Mr. Charles Sarlo, Esq. presented the application to the Board. The application is to convert a mixed use property to a two family dwelling. The property is located in the R-2 Zone. There are no additions planned to the structure.

Mr. Sarlo called Mr. Matthew Evans, Architect to present to the Board.

Mr. Evans presented his qualifications and was accepted as an expert witness. Mr. Evans was sworn in.

Mr. Evans explained the plans submitted to the Board. Sheets S1, A1 and A2. The structure is an existing two and one half framed story building with a detached garage. The footprint and impervious coverage will not change. All variances are pre-existing and non-conforming.

A1 shows existing condition of building.

A2 shows proposed conditions. Proposed conditions are to convert the first floor to a three bedroom apartment, approximately 1270 sq. ft. Second floor will also be a three bedroom apartment, approximately 1981 sq. ft. The third floor will be an extended area for the second floor apartment utilizing the existing one bedroom and creating a play area and new bathroom. All existing unfinished attic areas will remain unfinished.

Mr. Evans stated the applicant will meet all building codes and that the building will be sprinkled in order to have the bedroom on the third floor.

The Board requested the applicant stipulate to a deed restriction whereas the property can only be used as a two family residence.

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.

Mr. Garofalow requested corrected plans showing the correct direction of the stairs going to the third floor be submitted.

Mr. Rosen motioned to approve the application and grant the variances for pre-existing non-conforming requirements per the schedule on the drawings. Seconded by Mr. Anlian.

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

### **Site Plan Application**

**Nicolas Pasquale**

9 Edwin Street Block 23/Lot 3.01

Enclose front porch on existing two family

Mr. Rosen stated that the applicant did not notice one person on the 200' list that was given to them and motioned to carry the application to the May meeting with no further noticing required except the one home owner not originally noticed. Mr. Rosen will also contact the applicant regarding better drawings of the proposed project. Seconded by Mr. Anlian.

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

**NEW BUSINESS:   None**

**OLD BUSINESS (None)**

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

Respectfully submitted,  
Francine Orovitz  
Board Clerk