

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

April 1, 2019

Regular Meeting

Meeting called to order 7:36 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. Kowalchuk,

Absent Messrs. MacNeill, Landolfi, Garofalow, Perrotta, Torres

Mr. Rosen motioned to approve the minutes of the February 4, 2019 meeting. Seconded by Mr. Olson.

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

COMMUNICATION AND BILLS:

Mr. Rosen motioned to approved a voucher in the amount of \$625 for Mr. Albert Birchwale, RE: Challenger Road. Seconded by Mr. Anlian.

Roll Call: All in favor. Aye.

- Letter from the Shade Tree Commission
- Board of Adjustment memo RE: 9-13 Lincoln Avenue
- Letter from Al Birchwale RE: All Granite and Marble 2/15/19
- NJ Planner January/February 2019

Mr. Rosen will send a letter to Michael Landolfi regarding All Granite and Marble.

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES: None

NEW BUSINESS

Challenger Road Redevelopment

Mr. Ken Ochab, Ochab Assoc., presented to the Board. The Challenger Road Redevelopment is an amendment for the property across from the theater which the Village owns. The amendment is requested so the proposed project will fit into the Redevelopment Plan and can go forward. The Commissioners have reviewed the project.

The proposal is for a forty-six story building with a mix of a 200 room hotel with 400 residential units.

The Board discussed the proposed project.

Mark Olson asked to add an Arts District to the Redevelopment Plan Resolution to the Board of Commissioners.

Mr. Rosen read the Planning Board Amended Re-Development Resolution into the Record. The Board added two additional recommendations to the Resolution, one that a provision be made within the re-development sites to provide for inclusion of public art and culture and one to limit the overall height of the buildings to be consistent with the existing buildings on Challenger Road.

Mr. Rosen motioned to approve the Amended Resolution. Seconded by Mr. Anlian.

Roll Call: Anlian - yes; Rosen - yes; Kowalchuck - no; Olson - yes; Avery - yes.

Mr. Ochab addressed the Board regarding Affordable Housing and the Master Plan. The Master Plan will be done this year.

OLD BUSINESS -

Mr. Rosen motioned to adjourn the meeting at 9:30 p.m. Seconded by Mr. Avery.

Respectfully submitted,
Francine Orovitz
Board Clerk