

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

May 6, 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

**COMMUNICATION AND BILLS:**

- Memo ZBOA Case #1544 - 1 Teaneck Road.
- Memo ZBOA Case #1543 - East Winant Ave.
- Memo to Commissioners from the Planning Board
- Memo from the Commissioners RE: All Granite and Marble
- Green Team minutes March
- Memo from T. O'Grady RE: Al Brooks viewing
- Letter from City Planning

Mr. Rosen motioned to approved voucher from Al Birchwale in the amount of \$375.00.  
Seconded by Mr. Anlian.

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

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

Revised Site Plan.  
40 Brinkerhoff Street

Mr. Craig Leverbbian, Contractor, 6 Lidy Court, Elmwood Park. Mr. Leverbbian was sworn in and presented to the Board.

This an amended application which was approved in December 2018. The roof line of the addition will be a low slope and lower than originally approved.

Mr. Rosen motioned to approve revisions. Seconded by Mr. Olson

All in favor. Aye.

Mr. Rosen read the Resolution into the record.

Mr. Rosen motioned to approve the Resolution. Seconded by Ms. Kowalchuk

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

Resolution does not need to be published.

**NEW BUSINESS -**

Mr. Ken Ochab, Ochab Assoc., presented to the Board regarding the Housing Plan and the revision to the Master Plan. The last Master Plan was completed in 2000.

The Board discussed Zoning Board Case #1543. 35 E. Winant Avenue.

The Board discussed Zoning Board Case #1544. 1 Teaneck Road.

The Board reviewed 69 Grand Avenue for completion. the applicant is required to update the Zoning schedule on the plans and if this is done correctly the hearing will be June 3rd.

**OLD BUSINESS -**

Mr. Anlian discussed All Granite and Marble with the Board.

Mr. Rosen motioned meeting adjourned. Seconded by Ms. Kowalchuk.

Respectfully submitted,  
Francine Orovitz  
Board Clerk