

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

July 1, 2019

Regular Meeting

Meeting called to order 7:54 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. Anlian, Rosen, Garofalow, Olson and Ms. Kowalchuk

Absent Messrs. MacNeill, Landolfi, Avery, Ms. Perrotta and Torres

Mr. Rosen motioned to approve the minutes of the May 4th meeting. Seconded by Mr. Olson.

Roll Call: Anlian, Rosen, Kowalchuk, Olson.

Mr. Rosen motioned to approve the minutes of the June 3rd meeting. Seconded by Mr. Anlian.

Roll Call: Anlian, Rosen, Garofalow

Mr. Rosen motioned to approve the minutes of the June 17th meeting. Seconded by Mr. Olson.

Roll Call: Anlian, Rosen, Olson

COMMUNICATION AND BILLS:

- NJ Planner March/April
- Freshwater Application Permit Block 24.03/Lot 1

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$375.00. Seconded by Ms. Kowalchuk.

Roll Call: Anlian, Rosen, Kowalchuk, Garofalow and Olson

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Resolution
60 Grand Avenue
Sung K Yang

Block 33/Lot 23
Renovation to two family

All board members reviewed the Resolution. No questions.

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

Roll Call: Anlian, Rosen, Garofalow

Site Plan
11 Webster Street
John Farrell
Block 59/Lot 4

Mr. Birchwale stated all noticing was done and is sufficient.

Mr. Farrell was sworn in.

Mr. Farrell explained his application to the Board. it is an existing two family in need of renovation. He wishes to make the windows smaller, enclose the front porch to make it part of the living room and replace the front steps.

All variances are pre-existing non-conforming.

Mr. Garofalow asked if the basement bathroom is being remodeled. Mr. Farrell stated no it is being removed.

Meeting closed and opened to the public.

Meeting opened to anyone within 200' of this application that wishes to be heard.

Mr. Julio Rodriguez, 34 Park Street was sworn in.

Mr. Rodriguez received the notice letter and wondered why he received it. Mr. Rosen explained why to Mr. Rodriguez. No further questions from Mr. Rodriguez.

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.

Questions from the Board.

No questions from the Board.

Mr. Garofalow motioned to approve the application to include all pre-existing non-conforming variances. Seconded by Mr. Anlian.

Roll Call: Anlian, Rosen, Kowalchuk, Garofalow and Olson.

Informal Review
245 Main Street

Mr. John Montoro, Architect, addressed the Board and explained what is proposed for the building. The Board explained to Mr. Montoro that if they are changing the Use of the building the application would have to go to the Zoning Board of Adjustment.

NEW BUSINESS -

OLD BUSINESS -

Mr. Rosen motioned to adjourn the meeting. Seconded by Ms. Kowalchuk.

Respectfully submitted,
Francine Orovitz
Board Clerk