

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

September 9, 2019

Regular Meeting

Meeting called to order 7:42 p.m.

Ms. Kowalchuk 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, Garofalow, Quinn, Ms. Kowalchuk
and Ms. Torres

Absent Messrs. MacNeill, Landolfi, Rosen, Olson, Avery, and
Ms. Perrotta

Mr. Garofalow motioned to approve the minutes of the August 5th meeting. Seconded by Mr. Anlian.

Roll Call: Anlian, Garofalow, Torres.

COMMUNICATION AND BILLS:

- None

COMMENTS FROM PUBLIC:

No one from the public appeared.

Mr. Stephen Quinn was sworn in as a new member of the Planning Board.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan
99 Grand Avenue
Block 40/Lot 16
Renovation

The owners were sent a letter stating they needed to appear at tonight's meeting or their application, based on the timing, would be dismissed due to lack of prosecution.

The applicant did not appear.

Mr. Garofalow motioned to deny the application without prejudice. Seconded by Mr. Anlian.

Roll Call: Anlian, Kowalchuk, Garofalow, Quinn, Torres

Site Plan

36 Euclid Avenue

Block 18/Lot 21

Complete Renovation of two family

Mr. Birchwale stated noticing has been satisfied and the Board may hear the application.

Mr. Dennis Francis, Esq. presented to the Board.

Mr. Francis presented Mr. Joseph Donato, Architech, 14 Rt. 4 West, River Edge to the Board. Ms. Kowalchuk accepted Mr. Donato as an expert.

Exhibit A1 - Survey with existing conditions.

Existing floor plan is: 1st floor - 1 bedroom unit; 2nd floor - 2 bedroom unit with one in the attic area.

The proposed floor plan will not have living space on the third floor.

Exhibit A2 - Proposed Floor Plan.

1st floor - 2 bedroom unit. The porch will remain.

2nd floor - 2 bedroom unit.

Overall height is being reduced to 28 feet.

Mr. Anlian asked if they would be open to trees on Brewster and Euclid Avenue. Yes they would be.

Mr. Garofalow asked if there were any plans for the basement. Mr. Donato stated no it would be just for utilities.

Brian Paris, 230 Woodridge Street, Woodridge, NJ was sworn in. Mr. Paris is the owner and contractor of the property.

Mr. Paris told the Board the property will be renovated and sold. It will not be owner occupied. There will only be mechanicals in the basement for the first floor. The mechanicals for the second floor will be in the attic. He is willing to widen the curb cut, if needed, for parking. The garage structure and the fence are in good shape.

A discussion of the parking between the Board and Mr. Francis, Mr. Paris and Mr. Donato continued.

Meeting closed and opened to the public.

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

Mr. Eugene Heitlinger, 58 Euclid Avenue was sworn in. Mr. Heitlinger stated he is concerned about the parking.

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 with existing bulk variance and two additional parking spaces and appropriate curb cut and to remove the existing patio. Mr. Anlian asked to have the Shade Tree recommendation for any trees including in the Resolution. Seconded by Mr. Quinn.

Roll Call: Anlian, Kowalchuk, Garofalow, Quinn, Torres

NEW BUSINESS - The owners of Star Candle asked the Board to hear their concept for a project on Industrial Avenue. Mr. Matthew Bilow, Architect, Bilow Garrett Group, discussed the project with the Board. The Board suggested the project be presented to the Mayor and Commissioners.

Mr. Ken Ochab, Village Planner, addressed the Board regarding the Housing Plan. The open public meeting will be held at the October 7th meeting. Mr. Birchwale will notice the meeting in the Record.

Mr. Ochab also discussed the NJ Future Grant. Ridgefield Park was approved and a committee needs to be involved. There is no cost or obligation.

OLD BUSINESS - None.

Mr. Garofalow motioned to adjourn the meeting. Seconded by Mr. Anlian.

Respectfully submitted,
Francine Orovitz
Board Clerk