

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

March 2, 2020

Regular Meeting

Meeting called to order 7:35 p.m.

Mr. Quinn 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. MacNeill, Anlian, Olson, Avery, Quinn,  
Ms. Torres

Absent Messrs. Rosen, Landolfi, Garofalow, Ms. Kowalchuk

**COMMUNICATION AND BILLS: None**

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

Mr. Anlian moved to carry the Arts Master Plan to the next meeting for adoption.  
Seconded by Mr. Quinn. The Board discussed the motion.

The motion was modified to not take official action until the Chairman is at the meeting and available but will allow public participation this evening. Seconded by Mr. Quinn.

**Site Plan**

**58 Union Place**

**Block 40/Lot 30**

Mr. Birchwale stated noticing is satisfactory and the Board has jurisdiction to hear the application.

Mr. Juan Carlos Diaz, owner, was sworn in.

Mr. Diaz described the application. No change to footprint. Only changed the second floor from one bedroom to three bedrooms. No change on the first floor.

Mr. Birchwale asked about parking. Mr. Diaz stated there are three tandem spots.

Mr. Albert Ondar, Architect, was sworn in. Mr. Ondar presented his qualifications.

Mr. Quinn accepted Mr. Ondar as an expert.

Mr. Ondar presented to the Board.

No questions from the Board.

Mr. Birchwale raised a concern about parking and feels the applicant needs a parking variance.

Mr. Diaz agreed to modify the driveway to allow three cars. The driveway must be a total of 54' from the property line, covered with stone of all the same size. 1/2" crushed stone was agreed upon.

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.

Questions from the Board.

No questions from the Board.

Mr. Olson stated in the future the Board should not be so quick to grant these types of applications. Mr. Anlian stated consideration of adding children to the school system in the future needs to be considered.

Mr. Birchwale stated these were not reasons to grant or deny an application.

Mr. Quinn motioned to approve the application with a variance for off street parking of three cars with stipulation parking be extended to 11' beyond the paved area comprised of 1/2" stone. Seconded by Mr. Anlian.

Roll Call: MacNeill, Anlian, Olson, Avery, Quinn, Torres.

**OLD BUSINESS - None.**

**NEW BUSINESS -**

Mr. Olson addressed the Board regarding the Village Arts Plan.

The following members of the public addressed the Board:

Janet Malool, Tom Olcott, Joseph Kenney, Gizelle Holloway, Tammy Laverty, Frank Donaruma.

Ms. Maureen Vanacore, of the Northern New Jersey Community Foundation addressed the Board.

Mr. Kenneth Ochab, Village Planner, addressed the Board regarding the Master Plan.

Mr. Quinn motioned to adjourn the meeting. Seconded by Mr. Avery.

Respectfully submitted,  
Francine Orovitz  
Board Clerk