

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

September 13, 2021

Regular Meeting

Meeting called to order 7:35 pm.

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, Quinn, Garofalow, Ms. Torres and Ms. Schmitt

Absent: Messrs. MacNeill, Landolfi and Visioli

**COMMUNICATION AND BILLS:**

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$1330.00 regarding 95 Challenger Road. Seconded by Mr. Garofalow

Roll Call: Rosen, Quinn, Garofalow, Torres and Schmitt

Mr. Rosen motioned to approve a voucher from Kenneth Ochab Assoc. in the amount of \$2,160.00 regarding the Industrial Avenue Redevelopment Plan. Seconded by Mr. Quinn.

Roll Call: Rosen, Quinn, Garofalow, Torres and Schmitt

Mr. Rosen motioned to approve three vouchers from Albert Birchwale in the amounts of \$603.75, Industrial Avenue Redevelopment Plan, \$1,378.75, 95 Challenger Road and \$500.00, for 9 Brinkerhoff Street. Seconded by Ms. Torres.

Roll Call: Rosen, Quinn, Garofalow, Torres and Schmitt.

**Site Plan**

**66 Hazleton Street**

**Block 25/Lot 10**

**Renovation and addition to an existing two-family.**

Mr. Birchwale stated that noticing is complete and acceptable and the Board may hear the application.

Mr. Alberto Ascorta, 66 Hazleton Street, was sworn in.

Ms. Enkela Malellari, Architect, was sworn in.

Ms. Malellari presented to the Board. The owner would like to square off the house. They will lose on garage, but will use it as storage. The rear access to the home will be closed and the new access will be from the dining room.

Meeting closed and opened to the public.

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.

Board discussion.

Mr. Garofalow confirmed that the pre-existing non-conforming variances are lot area and width, front yard and side yard setback, increase in building coverage, parking and height.

Mr. Garofalow motioned to approve the application with all pre-existing variances , the new parking variance and to have the Resolution include that no sleeping permitted in the basement. Seconded by Mr. Anlian.

Roll Call: Anlian, Rosen, Quinn, Garofalow, Torres, Schmitt

**Resolution**  
**9 Brinkerhoff Street**  
**Block 106.01/Lot 1.02**

Mr. Rosen read the Resolution into the Record.

Mr. Rosen motioned to approve the Resolution as presented. Seconded by Mr. Garofalow.

Roll Call: Anlian, Rosen, Quinn, Garofalow, Torres, Schmitt

**Site Plan**  
**95 Challenger Road**  
**Block 24.03/Lot 4**  
**Continuation from the August 2nd meeting.**

Mr. Francis Regan, Esq. addressed the Board. He stated the Circulation Plan was submitted as well as the Traffic Impact Study.

Mr. Frank Dobiszewski, Boswell Engineering, addressed the newly submitted Circulation Plan.

Mr. Mathew Neuls, Civil Engineer addressed Exhibit A3, Grading and Drainage Plan.

Ms. Michelle, Breehoff, Traffic Expert, addressed drawing L601.

Mr. Regan stated the applicant will provide 10% of affordable housing units.

Mr. Richard B. Reading, Planner, Reading Assoc., 759 State Road, Princeton, NJ presented his qualifications and was sworn in. Mr. Rosen accepted Mr. Reading as an expert.

Mr. Reading addressed the Board and presented the Fiscal Impact Statement dated 12/15/2020.

Mr. Ochab addressed Mr. Reading.

The meeting was closed and opened to the public.

Dave Cathcart, 130 Park Street, Vice President of the Board of Ed was sworn in. Mr. Cathcart addressed Mr. Reading and the Board regarding new students in the Ridgfield Park School District.

Meeting closed to the public.

Mr. Charles Heydt, Planner, Dresner Robin, presented his qualifications and was sworn in. Mr. Rosen accepted Mr. Heydt as an expert.

Mr. Heydt addressed the Board regarding the Environmental Impact Report and responded to Mr. Ochab's report.

Mr. Ochab responded to Mr. Heydt regarding the water usage for lot area calculations.

Mr. Rosen stated the application will be carried to the October 4<sup>th</sup> meeting and asked the applicant to submit:

1. The final version letter
2. The revised circulation plans
3. The modified review of the turning radius for the additional fire truck.
4. Plan identifying the Affordable Housing

Mr. Ochab requested the Supplement of the Fiscal Plan be submitted and the size of the Affordable Housing Units be submitted prior to the October 4<sup>th</sup> meeting.

Mr. Regan questioned when the application for 64 Challenger Road would be heard. Mr. Rosen stated it would be heard at the November 1<sup>st</sup> meeting if 95 is complete.

#### **OLD BUSINESS – None**

**NEW BUSINESS** - The Hampshire Properties application was discussed and determined it would be scheduled for the October 18<sup>th</sup> meeting.

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

Respectfully submitted,  
Francine Orovitz, Board Clerk