

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

May 16, 2022

Regular Meeting

Meeting called to order 7:33 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, Visioli, Suarez

Mr. Rosen motioned to approve the minutes of the April 4, 2022 meeting. Seconded by Ms. Schmitt.

Roll Call: Anlian, Rosen, Torres, Schmitt

**CORRESPONDENCE:**

- HPC minutes April 28, 2022
- Brochure regarding working and digging near pipe-line facilities

**COMMUNICATION AND BILLS:**

Mr. Rosen motioned to approve three vouchers from Boswell Engineering in the amounts of \$776.00 Re: Hampshire Venture Partners, \$1020.50 Re: 64 Challenger Road and \$6401.25 Re: 95 Challenger Road. Seconded by Mr. Garofalow.

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

**COMMENTS FROM THE PUBLIC:** No One appeared.

**Site Plan**

Block 67 / Lot 29

134 Preston Street

Installation of above ground pool

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

Mr. Rosen stated the application is put a swimming pool in the side yard. It is an existing two-family house and has three pre-existing non-conforming conditions. Lot width, front yard and rear yard. The proposed pool creates one more variance. Applicant is showing a six-foot set back and ten feet is required.

Mr. Nagle, owner of property, was sworn in and explained the application. He explained to the Board there is no room in the back of the property and that is why they wish to use the side yard for an above ground pool.

Board discussion.

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.

Closed the meeting to the public

No comments from the Board.

Mr. Rosen motioned to approve the application and grant the variances for the existing non-conforming lot width, rear and side yard setbacks pre-existing conditions and a variance for six-foot distance from fence to pool in lieu of ten feet required. Seconded by Mayor Anlian.

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

## **OLD BUSINESS –**

Ken Ochab's Report.

Industrial Avenue – In Need of Redevelopment Report. Review for Board Members. Public Hearing will be June 20, 2022.

Mr. Garofalow moved to create the Redevelopment Zone, Block 1.03, Lots 8 and 9. Seconded by Mr. Quinn. All in favor. Aye.

Bird Safe Design Ordinance - discussion

36-46 Mt. Vernon Street is proceeding at the Zoning Board of Adjustment. Mr. Ochab spoke with the applicant on how to submit and apply to the Historic Preservation Committee.

## **NEW BUSINESS - None**

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

Respectfully submitted,  
Francine Orovitz, Board Clerk