

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

June 5, 2023

Regular Meeting

Meeting called to order 7:30 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. MacNeill, Rosen, Quinn, Garofalow, Visioli, Suarez and Ms. Torres and Ms. Schmitt

Absent: Messrs. Anlian, Landolfi

Pledge of Allegiance

Mr. Rosen motioned to approve the May 1, 2023, minutes. Seconded by Mr. Garofalow.

Roll Call: All in favor. Aye.

**CORRESPONDENCE:**

- NJ Planner January/February and March/April
- Historic Preservation Committee Minutes 3/23/23 and 4/27/23

**COMMUNICATION AND BILLS:**

Mr. Rosen motioned to approve a voucher from Ken Ochab in the amount of \$2835.00  
RE: Final Amendments to Zoning Ordinance, Section 96A. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Rosen, Quinn, Garofalow, Visioli, Torres, Schmitt, Suarez

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

**Resolution**

2 Bergen LLC

30 Bergen Turnpike

Block 149 Lot 8

Partial Expansion to an existing building

Application #6-23-01

Mr. Birchwale commented on the Resolution. He was not at the May 1<sup>st</sup> meeting when the Resolution was originally presented and addressed the concerns that were brought up. Regarding the Fire Department condition, paragraph C states the applicant will comply with all comments from the Fire Department. Mr. Birchwale spoke with Mr. Wine regarding the submitting the circulation plan and the site plan drawings to the Fire

Department. Paragraph D, COAH, will be paid by the applicant. The contribution amount will be determined by the Tax Assessor.

Mr. Rosen reviewed the application. Mr. Rosen motioned to approve the Resolution. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Rosen, Garofalow, Visioli, Schmitt

**Site Plan**  
**95 Brinkerhoff Street**  
**Block 121, Lot 17**  
**Renovation to an existing two-family**

Mr. Jose Martinez was sworn in.

Mr. Birchwale stated that all noticing was complete, and the Board has jurisdiction to hear the application.

Mr. Martinez explained the application to the Board.

Mr. Garofalow asked if all the work was only interior work. Mr. Martinez said yes only on the first floor. He wants to go from three bedrooms to two bedrooms. One of the bedrooms will become a den/office.

The meeting was 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.

Mr. Garofalow motioned to approve the application with the understanding that it will be two bedrooms only on the first floor. Seconded by Ms. Torres.

Roll Call: MacNeill, Rosen, Quinn, Garofalow, Visioli, Torres, Schmitt, Suarez

**Site Plan**  
**98 Paulison Avenue**  
**Block 46/Lot 26**  
**Renovations to an existing two-family**

Application was carried from the May 1<sup>st</sup> meeting without any further noticing required.

Mr. Birchwale stated all noticing was correct for the May 1<sup>st</sup> meeting but only five board members were present at that meeting, so the applicant chose to carry the hearing to tonight's meeting. The board may proceed with the hearing.

Mr. Mulkay, Esq., explained the application.

Mr. Jorge Ruiz, the property owner, was sworn in.

Mr. Ruiz explained that this is a two-family and he would like to have three bedrooms on each floor with open concept living. No renovations to the attic will be done.

Mr. Garofalow questioned plans for the attic, the floor plan of both floors and parking.

Mr. Mulkay asked to possibly carry the application to August and if Mr. Garofalow wants to see the property he can in the meantime.

Mr. Garofalow motioned to carry the application to the July 10th meeting. The Board members can visit the property and the applicant will submit updated plans. Seconded by Mr. Quinn. No further notice will be required.

Roll Call: Rosen, Quinn, Garofalow, Visioli, Torres, Schmitt, Suarez.  
Mr. MacNeill left the meeting during roll call.

**Mr. Ochab's Report.**

- Review of the Zoning Ordinance updates.
- Review of signage ordinance in the C1H Zone.
- Review of Zoning Board application, #1595, Signage at 65 Challenger Road.
- Review of Zoning Board application, #1596, 245 Main Street.

**OLD BUSINESS** - None

**NEW BUSINESS** - None

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

Respectfully submitted,  
Francine Orovitz, Board Clerk