

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

July 10, 2023

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. MacNeill, Anlian, Rosen, Quinn, Visioli, Suarez and Ms. Schmitt

Absent: Messrs. Landolfi, Garofalow, Ms. Torres

Pledge of Allegiance

Mr. Rosen motioned to approve the June 5, 2023, minutes. Seconded by Mr. Quinn.

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

CORRESPONDENCE: None

COMMUNICATION AND BILLS:

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amounts of \$562.50 RE: 95 Brinkerhoff Street and \$525.00 RE: Berkzup Ridgefield, LLC.
Seconded by Mr. Quinn.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Visioli, Schmitt, Suarez

Mr. Rosen motioned to approve a voucher from Ken Ochab in the amount of \$5265.00 RE: Fair Share Affordable Housing Plan Revisions March and April 2023. Seconded by Commissioner MacNeill.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Visioli, Schmitt, Suarez

COMMENTS FROM THE PUBLIC: No One appeared.

Resolution

95 Brinkerhoff Street

Block 121, Lot 17

Renovation to an existing two-family

Mr. Rosen reviewed the Resolution. Mr. Rosen motioned to approve the Resolution.
Seconded by Mr. Quinn.

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

**Site Plan
98 Paulison Avenue
Block 46/Lot 26
Renovations to an existing two-family
Continuation from the June 5, 2023, meeting.**

This is a continuation from the June 5th meeting.

Mr. Mulkay, Esq., addressed the Board.

Exhibit A1 and A2 – New revised plans dated June 15, 2023.

Mr. Jorge Ruiz, the owner, explained the new plans. Mr. Ruiz is still under oath from the June 5th meeting.

The first floor will have two bedrooms and not three.

A1 – Site Plan – shows added parking. Space for five spaces.
A2 – 1st floor plans. Two bedrooms in back with walk in closet.

No other work in the attic or basement.

Nothing further from Mr. Mulkay.

Mr. Birchwale asked if the second-floor plan has three bedrooms. Mr. Mulkay stated correct. Mr. Birchwale, the first floor will only have two-bedrooms, Mr. Mulkay stated correct.

Mr. Mulkay stated the attic is not finished and will remain that way.

Mr. MacNeill stated the problem with the basement is that there is a shower. Would the applicant be willing to remove the shower? Yes, the applicant is willing to remove the shower.

Mr. Mulkay, all renovations are interior. The footprint of the property is not being expanded. The pool is being removed and the parking is side by side, not tandem.

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. Rosen motioned to approve the application with the following variances for existing non-conforming requirements of lot area and width, front yard and side yard setbacks, existing building coverage, impervious coverage and the condition that the shower be removed from the basement. Seconded by Mr. Quinn.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Visioli, Schmitt, Suarez

Review for completion:

**34 Highland Place
Block 31/Lot 3
Construct Garage**

Ms. Schmitt explained the application as she is the architect. The garage has been removed and now the applicant wants to replace it with a prefab structure with the same setbacks. All variances are pre-existing.

Mr. Rosen motioned to deem the application complete and place it on the August 15, 2023, agenda. Seconded by Commissioner MacNeill.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Visioli, Suarez

Mr. Ochab's Report.

- Review of the Zoning Ordinance Resolution to send to the Commissioners for adoption.

Mr. Quinn read the Resolution to the Board,

Mr. Quinn motioned to accept the Resolution and send it to the Commissioners.
Seconded by Rosen.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Visioli, Schmitt, Suarez

OLD BUSINESS - None

NEW BUSINESS - None

Mr. Rosen motioned to adjourn the meeting. Seconded by Ms. Schmitt.

Respectfully submitted,
Francine Orovitz, Board Clerk