

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

January 8, 2024

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, Anlian, Landolfi, Quinn, Suarez, Ms. Torres and Ms. Schmitt

Absent: Messrs. Rosen, Garofalow, Visioli

Ms. Schmitt joined the meeting at 7:35 p.m.

Pledge of Allegiance

CORRESPONDENCE:

- Minutes of the Historic Preservation Committee August, September, and October 2023.
- Letter from NJ Turnpike regarding lighting on the turnpike

COMMUNICATION AND BILLS:

Mr. Quinn motioned to approve a voucher from Boggia and Boggia in the amount of \$2112.00, RE: Zoning Ordinance. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Landolfi, Quinn, Torres, Schmitt

Mr. Quinn motioned to approve a voucher from Boswell Engineering in the amount of \$859.50 RE: Zoning Map. Seconded by Ms. Torres.

Roll Call: MacNeill, Anlian, Landolfi, Quinn, Torres, Schmitt

Mr. Quinn motioned to approve a voucher from Boswell Engineering in the amount of \$4974.00 RE: Hampshire Partners. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Landolfi, Quinn, Torres, Schmitt

COMMENTS FROM THE PUBLIC: None

Site Plan

Family Laundry
264 Main Street
Block 54/Lot 8.03

Mr. Birchwale reviewed the noticing and stated all is in order and the Board may proceed and hear the application.

Mr. Charles Sarlo, Esq., attorney for the applicant addressed the Board. The application is a proposed adaptive reuse of the existing building and extension of the rear of the building. The application is a permitted use.

The application was amended to pull the building to five feet off the property line instead of the originally submitted two- and one-half feet.

Mr. Matthew Seckler, Civil Engineer, Traffic professional and Planner of Stonefield Engineering was sworn in. Mr. Seckler presented his qualifications and Mr. Quinn accepted him as an expert witness.

Mr. Seckler presented the Civil Engineering testimony first.

Exhibit A1 – Aerial Exhibit dated 1/8/24. Page 1 of 1 from Google Earth.

Exhibit A2 – Site3 Plan rendering 1/8/24. Page 1 of 1.

The proposal is for nineteen parking spaces, 1 handicap and one EV.

The impervious coverage is changing from 92% to 84.7% and will be in compliance.

The fence will be replaced with a six-foot-high vinyl fence.

Landscaping will consist of evergreen shrubs north and south of the drive aisle by the parking lot and along the entire building on the Summit Street side.

The application was opened to the public only for the engineering testimony.

Ms. Natalie Franco, 58 Webster Street addressed the Engineer.

Anwar Alkhatid, Architect, was sworn in. Mr. Alkhatid presented his qualifications. Mr. Quinn accepted Mr. Alkhatid as an expert. Mr. Alkhatid is standing in for the architect on record Mr. Matthew Evans as Mr. Evans had a scheduling conflict.

Exhibit A3 – Sheet A1 of the Architectural Plans, dated 12/22/23. First Floor.

Exhibit A4 – Sheet A2 of the Architectural Plans, page 2, 12/22/23. Elevations of the building.

The application was opened to the public only for the Architect testimony.

No one appeared.

Douglas Zoraian, owner, was sworn in.

Mr. Zoraian owns six other laundromats.

Exhibit A5 – Photo collage of Mr. Zoraian's other locations.

The laundromat will be open seven days a week from 5:00 a.m. to midnight. There will be five to six employees, but only one will be on site at a time.

Mr. Matthew Seckler returned and presented the Traffic and Planning testimony.

The application was opened to the public only for the Traffic and Planning testimony.

No one appeared.

Mr. Quinn stated that Mr. Rosen, Chairman, would like to participate in the vote. He will listen to the audio.

Mr. Sarlo asked that the Board vote on the application and not require the applicant and professionals to return.

Mr. Quinn motioned to approve the application, with the condition that the Fire Department is contacted, and a letter received from the Chief signing off on an alternate method for fire safety, also receipt of updated plans with outstanding calculations regarding updated set-backs, landscaping plans and to satisfy the conditions of the Engineers report.

Roll Call: MacNeill, Anlian, Landolfi, Quinn, Suarez, Torres, Schmitt

Ken Ochab's Report

The Zoning Ordinance has been adopted by the Commissioners and the Building Department has copies of the ordinance and the map.

The new development application is now being used.

The Village has been advised to hold off on the affordable housing plan as there is proposed legislation for a new law.

The NJ Transit bus garage is currently at ten percent funded. The project is probably a few years away. Mr. Quinn stated that the Environmental Commission will be sending a letter to the NJ Transit regarding the eagles at the property.

Mr. Ochab is working on a Creative Placement Plan and the Planning Board will be involved.

A draft of the Mt. Vernon Street Redevelopment has been sent to all members.

Election of Officers

Mayor Anlian nominated Mr. Rosen as Chairman. Seconded by Mr. MacNeill.

All in favor.

Mayor Anlian nominated Stephen Quinn as Vice Chairperson. Seconded by Mr. MacNeill.

All in favor.

Mr. Quinn motioned to appoint Francine Orovitz as Board Clerk. Seconded by Ms. Schmitt.

All in favor.

OLD BUSINESS - None

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk