

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

January 6, 2020

Regular Meeting

Meeting called to order 7:30 p.m.

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 Olson, Avery, Quinn, Ms. Kowalchuk

Absent Messrs. Landolfi, Garofalow, Ms. Perrotta and Ms. Torres

Election of Officers

Mr. Rosen stepped down as Chairman. Opened the floor to nominations. Ms. Kowalchuk nominated Mr. Rosen as Chairman. Seconded by Mr. Avery.

Mr. Rosen nominated Margaret Kowalchuk as Vice Chairperson. Seconded by Mr. Avery.

Mr. Rosen motioned to appoint Mr. Albert Birchwale as Board Attorney. Seconded by Mr. Quinn.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Olson, Avery, Quinn

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

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Olson, Avery, Quinn

The meeting was called back to order.

Commissioner Anlian joined the meeting at 7:35 p.m.

Mr. Rosen motioned to approve the minutes of the December 16, 2019. Seconded by Mr. Avery.

Roll Call: Rose, Kowalchuk, Olson, Avery, Quinn

COMMUNICATION AND BILLS:

Mr. Rosen moved to approve a voucher from Albert Birchwale RE: 17 Roosevelt Avenue in the amount of \$375.00. Seconded by Mr. Olson.

Roll Call: MacNeill, Rosen, Kowalchuk, Olson, Avery, Quinn

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan

101-107 Second Street

Block 3/Lot 1

Mr. Kevin Kelly, Esq. addressed the Board.

Mr. Birchwale stated noticing is satisfactory and the Board has jurisdiction to hear the application.

Mr. Kelly advised the Board that all 36 property owners were notified but the post office did not return one of the certified mailers. He has submitted a receipt proving all were notified. Mr. Birchwale stated he spoke with Mr. Kelly and is satisfied that all noticing was done correctly.

Mr. Kelly presented the application to the Board.

Mr. Kelly introduced Mr. Anthony Addesso, Architect to the Board and Mr. Addesso presented his qualifications. Mr. Rosen accepted Mr. Addesso as an expert witness.

Mr. Addesso described the plans to the Board.

Exhibit A1 - Plans dated 10/11/19

Exhibit A2 - 8 1/2 x 11 graphical sheets

Mr. Birchwale questioned the roof.

No further questions from the Board.

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.

Questions from the Board.

No questions from the Board.

Mr. Rosen motioned to approve the application as submitted, including a variance for the new front yard setback and all pre-existing, non-conforming requirements, be approved. Seconded by Mr. Quinn.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Olson, Avery, Quinn

Site Plan
73 Highland Place
Block 37/Lot 2

Mr. Quinn and Mr. Olson had to recues themselves from hearing this application as they are within 200' of the property.

Mr. Birchwale stated all noticing has been done and is satisfactory. The Board has jurisdiction to hear the application.

Mr. Peter Pak, owner, was sworn in.

Mr. Rosen explained the application is to renovate an existing two family residence.

Mr. Pak explained the application to the Board.

Mr. Birchwale questioned the size of the deck. The deck will be 12' x 20'.

Mr. Pak stated the footprint of the house is not being expanded.

No further questions.

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.

Questions from the Board.

No questions from the Board.

Mr. Rosen motioned to approve the application and variances required be granted along with the deck having space between the boards for drainage. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Avery.

Mr. Quinn had to leave the meeting at 9:00 p.m.

Resolution
17 Roosevelt Avenue
Block 68/Lot 5

Mr. Rosen polled the Board and everyone has read the Resolution. Mr. Rosen reviewed the Resolution.

Mr. Rosen motioned to approve the Resolution. Seconded by Mr. Olson.

Roll Call: Rosen, Kowalchuk, Olson, Avery.

NEW BUSINESS -

Mr. Ken Ochab, Village Planner, presented to the Board regarding updating the OP-1 Sign Ordinance on Challenger Road and the Overlay Zone on Industrial Ave.

Mr. Olson addressed the Board about the Village Arts Plan.

OLD BUSINESS - None.

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

Respectfully submitted,
Francine Orovitz
Board Clerk