

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

April 19, 2021

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, Garofalow, Quinn and Visioli

Absent Messrs. Landolfi, Avery, Ms. Torres and Ms. Schmitt

Mr. Rosen motioned to approve the minutes from the April 5, 2021 meeting. Seconded by Mr. Quinn.

Roll Call: Rosen, Visioli, Quinn

**COMMUNICATION AND BILLS:**

- Letter from the County of Bergen RE: Specialty RX Site Plan review not required at the County level.

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$437.50 RE: Resolution for 45 Overpeck Avenue. Seconded by Mr. Avery.

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

**COMMENTS FROM PUBLIC:** No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Resolution**

**Block 111/Lot 6**

**45 Overpeck Avenue**

**Renovation of first floor to existing two family**

Mr. Rosen motioned to approved the Resolution for 45 Overpeck Avenue. Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Visioli and Quinn

Mr. Rosen addressed the Board regarding 17 Overpeck Avenue. This application was approved in June 2020. It was approved as a two family and the Board allowed the bathroom in the basement to remain but not be rented. Mr. Rosen will write a letter to the Construction Official, Mr. Landolfi, to confirm the home is not a three-family residence. Seconded by Mr. Garofalow.

All in favor. Aye.

### **Ken Ochab's Report**

1. In-Need of Redevelopment Investigation – Industrial Avenue. Mr. Ochab shared an aerial photo of the area. He is recommending the Planning Board recommend to the Commissioners that the Ridgefield Park section should be an area for redevelopment. The Planning Board will hold a public meeting on Monday, May 17<sup>th</sup>. Noticing will be done on April 30<sup>th</sup> and May 7<sup>th</sup>.
2. Mr. Ochab reviewed the Cannabis Law with the Board. Mr. Ochab will make the modifications and submit to the Board. After receipt the Board will send a recommendation to the Commissioners. This will be a modification to the Redevelopment Area on the Skymark property.
3. OP-1 Sign Ordinance. KABR is requesting changes to the sign ordinance. The Planning Board's recommendation is to not change the ordinance. Any sign requests will be sent to the Planning Board for review.
4. Master Plan – Open Space Element was discussed.

Mr. Rosen motioned to retain the services of Kenneth Ochab, LLC for the In Need of Redevelopment for Industrial Avenue. Not to exceed \$7,000.00. Seconded by Garofalow.

Roll Call: MacNeill, Anlian, Rosen, Garofalow, Visioli and Quinn.

**OLD BUSINESS - None.**

**NEW BUSINESS - None**

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

Respectfully submitted,  
Francine Orovitz, Board Clerk