

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

May 17, 2021

Regular Meeting

Meeting called to order 7:40 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, Rosen, Garofalow, Quinn, and Ms. Schmitt

Absent Messrs. Anlian, Landolfi, Visioli, Avery and Torres

COMMUNICATION AND BILLS:

- NJ Planner March/April 2021

Mr. Rosen motioned to approve a voucher from North Jersey Medial in the amount of \$143.80 for noticing for the Area of In-Need of Redevelopment. Seconded by Mr. Garofalow.

Roll Call: Anlian, Rosen, Quinn, Garofalow and Schmitt.

Mr. Rosen motioned to approve a voucher from Francine Orovitz in the amount of \$83.00 for certified mailing for the Area of In-Need of Redevelopment. Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Quinn, Garofalow and Schmitt.

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$2187.50 RE: The Area of In-Need of Redevelopment. Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Quinn, Garofalow and Schmitt.

COMMENTS FROM PUBLIC: No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan

120 Christie Street

Block 101/Lot 13

Variance to reduce size of garage

Mr. Oscar Rivera, owner, was sworn in.

Mr. Birchwale started all noticing was complete and the Board may hear the application.

Mr. Rivera explained the application. The garage is currently a wood frame and would like to replace with block.

Variances required rear and side yard setbacks.

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. None.

Mr. Garofalow motioned to approve the application as presented. Seconded by Mr. Quinn.

Roll Call: MacNeill, Rosen, Quinn, Garofalow, Schmitt.

Site Plan
112 Preston Street
Block 67/Lot 33

Ms. Schmitt had to recuse herself.

Mr. Birchwale stated all noticing was complete and the Board may hear the application.

Mr. Rosen explained to Mr. Matthew Capizzi, attorney for the applicant, that the Board only has four members this evening and cannot hear the application. The application will be continued to the June 21st meeting and no further noticing will be required.

In-Need for Redevelopment Area Public Hearing
In-Need for Redevelopment Hearing
Block 152.02/Lots 1 and 2

This is for the study of a track of land on Industrial Avenue. The Planning Board received a Resolution, 2021-11, from the Commissioners requesting the Board do a study.

The report was prepared by Ken Ochab, dated April 5, 2021.

The property meets Criteria D for redevelopment. Section 3 can include properties in a redevelopment area even if it does not meet the criteria.

Mr. Birchwale stated noticing was done in the Record on April 30 and May 7th and property owners within 200' were sent a certified mailing on May 7th.

No questions from the Board.

Meeting closed and open to the public.

Mr. Noah Zakim, Esq., represents 29 Ash LLC (Star Candle). Their concern is the decay of the road and the truck traffic that could impact their business.

James Schmitt
140 Palisade Avenue, Bogota

Mr. Schmitt asked Mr. Zakim in which direction Star Candle's trucks exited the property, north or south and Mr. Zakim replied he did not know.

Closed to the public.

Mr. Rosen motioned to approve the plan and send to the Commissioners. Seconded by Mr. Garofalow.

Mr. Rosen read the Resolution into the record.

Roll Call: MacNeill, Rosen, Quinn, Garofalow and Schmitt.

The Resolution will be sent to the Village Clerk to be given to the Commissioners.

Ken Ochab's Report

Mr. Ochab presented the Open Space plan of the Master Plan to the Board.

Review for Completion

Block 115/Lot 7
1 Overpeck Avenue
Site Plan
Renovations to an existing two-family dwelling

Block 29/Lot 2
75 Hazelton Street
Renovations to an existing two-family dwelling

Both applications were deemed complete and will be put on the June 7th agenda.

OLD BUSINESS - None.

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk