

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

November 6, 2023

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, Rosen, Quinn, Visioli, Ms. Schmitt

Absent: Messrs. Landolfi, Garofalow, Suarez and Ms. Torres

Pledge of Allegiance

Mr. Rosen motioned to approve the October 2, 2023, minutes. Seconded by Ms. Schmott..

Roll Call: Anlian, Rosen, Visioli, Schmitt

CORRESPONDENCE: None

COMMUNICATION AND BILLS:

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amounts of \$468.75, RE: 43 Gordon Street and \$437.50 RE: 575 Teaneck Road. Seconded by Commissioner MacNeill.

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

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$5265.00 RE: 95 Challenger Road. Seconded by Mr. Quinn.

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

COMMENTS FROM THE PUBLIC: None

Resolution

Subdivision

575 Teaneck Road

Block 20.01/ Lot 5.05

Mr. Rosen reviewed the Resolution and motioned to approve. Seconded by May Anlian.

Roll Call: Anlian, Rosen, Visioli, Schmitt

Review for Completion

Family Laundry
264 Main Street
Block 54/Lot 8.03

Mr. Ochab addressed the Board regarding the completeness of the application. He stated the use is permitted and addressed the current free-standing sign. He will ask the applicant what the sign will say, and the landscaping and fence should be addressed at the hearing.

Commissioner MacNeill brought up a question regarding the sewer system. Mr. Birchwale will send Mr. Dunn a letter regarding his review.

Mr. Rosen motioned to deem the application complete and to schedule it for the January 8, 2024 meeting. The attorney for the applicant is not available in December.

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

Ken Ochab's Report

Mr. Ochab reviewed the Mt. Vernon Street Redevelopment and In Need Study.

Properties involved are 36 Mt. Vernon Street, the parking lot on the corner of Lincoln Avenue and Mt. Vernon Street, the veteran's housing on Lincoln Avenue. Mt. Vernon Street is in the C1(h) Zone and the housing on Lincoln Avenue will be in the R-3 Zoning with the new Zoning Ordinance. The houses below Luigi's and the parking lot for the North Bergen Adult Day Care at the bottom of Mr. Vernon are also included in the study.

The Board determined that the Redevelopment should be sent back to the Commissioners.

Mayor Anlian motioned to authorize Ken Ochab to send the study back to the Commissioners. Seconded by Mr. Quinn.

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

Commissioner MacNeill discussed the property regarding 82 Hazelton Street. The owner was asking what could be fit at the property. Mayor Anlian stated two, two-family homes would fit into the neighborhood but the lots would be undersized. The property has been a gas station in the past and is now a service station.

Zoning Ordinance

Mr. Ochab has held public information sessions. Four residents attended.

Private property lighting was discussed.

Mr. Rosen read Resolution 2301 into the record will be sent to the Commissioners.

Motioned by Mr. Rosen. Seconded by Mayor Anlian.

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

Extension request for 60 Challenger, LLC.

The original approval expired in October 2022. This approval will be retroactive and will expire in October 2025.

Mayor Anlian motioned to approve the request. Seconded by Commissioner MacNeill.

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

OLD BUSINESS - None

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk