

Ridgewood Planning Board
Reorganization and Regular Public Meeting
March 19, 2024
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The following minutes are a summary of the Planning Board meeting of March 19, 2024. Interested parties may request an audio recording of the meeting from the Board Secretary for a fee.

Call to Order & Statement of Compliance with the Open Public Meetings Act: Mr. Joel called the meeting to order at 7:31 p.m.

Administration of Oath: Councilwoman Perron administered the Oath of Office to David Refkin, Alternate #2 Board Member.

Roll Call – The following members were present: Rob Willis, John Young, Councilwoman Perron, Richard Joel, Dianne O’Brien, Fran Barto, Jim Van Goor, Michael Stern, Sergio Alegre and David Refkin. Also present were Stephen Wellinghorst, Esq., Board Attorney; John Barree, Village Planner; Christopher Rutishauser, Village Engineer, and Jane Wondergem, Board Secretary. Darlene Johnson was absent.

Public Comments on Topics not Pending Before the Board – There were no comments at this time.

Committee/Commission/Professional Updates for Non Agenda Topics – Councilwoman Perron gave a Council update regarding the budget and proposed capital projects, bond approval to conduct lead service line replacement, purchase of an EV truck, contract for remediation of Maple and Vets fields and a Green Ridgewood presentation by David Refkin, and the appointment of Matthew Latham to the Historic Preservation Commission.

Mr. Refkin said he made a presentation to the Council on behalf of Green Ridgewood and said one of the items presented was a 20-point plan to try to minimize flooding in Ridgewood and Columbia Graduate students are working with them on that project.

Ms. O’Brien reported that the Master Plan Subcommittee met and they have been updating the spreadsheet and asked that the Board members have their committees work on updating their sections.

Rocco Berardi – Minor Subdivision application with ‘c’ variances to reconfigure the two existing lots at 229 South Maple Avenue, Block 4011, Lots 16.01 and 17, in an R-3 Zone.

Russel Teschon, Esq., entered his appearance on behalf of the applicant and made opening comments.

Robert Weissman was sworn and his credentials as a licensed engineer accepted. Mr. Weissman testified regarding the plot plan he prepared, revised through February 23, 2024. Mr. Weissman explained that the lot line was reversed from the application approved in 2002 so the driveways go out to Gilbert Street. Mr. Weissman explained that there is a road widening easement and described the lot area for the lots with and without the easement. Mr. Weissman

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identified the variances being requested. The driveway width for each driveway, for each unit, will be 10 feet. Mr. Weissman addressed the parking situation. Mr. Weissman said requested height variances are due to the grade drop off between the lots and the topography.

Mr. Weissman addressed the comments from the Village Engineer's report in regards to the trees and will comply with the Village tree ordinance. Mr. Weissman stated the property is not in a flood zone and will comply with the recommended stormwater management requirements, sanitary connections and will submit for soil conservation approval.

Mr. Weissman said they would change out the trees on the street front and submit a revised landscaping plan.

Mr. Weissman stated that in response to the Village Planner's report, the height was brought down on the proposed house on lot 17.01.

Board members asked about the sidewalks, Mr. Weissman said the curbs and sidewalks from South Maple to the eastern end of the property would be replaced. Board members asked, in regards to the serious flooding issues in Ridgewood, what percentage of the property will now become impervious. Mr. Weissman provided the improvement coverage calculations and said that Cultec units will be used to address stormwater management. Board members asked about the landscape plan and what trees will be used. Mr. Weissman said they would plant what the Shade Tree Commission recommends.

Mr. Rutishauser commented on the stormwater management being proposed and the landscape plan.

William Brown was sworn and his credentials as a licensed architect accepted. Mr. Brown testified regarding the plans he prepared, revised through November 23, 2023. Mr. Brown stated that the proposed house on each lot would consist of two units, side by side. Mr. Brown described the floor plans and the elevations.

There were no questions from the Board members.

There were no questions or comments from the public.

Mr. Barree asked if there was any attic height over 7 feet, Mr. Brown said there was none.

Mr. Rutishauser and Mr. Barree went over their reports and said their concerns were addressed. Mr. Rutishauser recommended that underwire trees be planted along the street.

The hearing was closed.

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Following Board deliberation, Ms. O'Brien made a motion to approve with the condition that a revised landscaping plan is submitted, Mr. Young seconded. The application was approved.

Adoption of Memorializing Resolution re: Eric and Nicole White, Minor Subdivision application with 'c' variances at 900 Glenview Road and 915 Glen View road, Block 1202, Lot 7 and Block 1202, Lot 8. The resolution was memorialized as drafted.

Adoption of Minutes: The minutes from February 6, 2024 were adopted.

Discussion: Mr. Rutishauser gave a brief update on the Zabriskie-Schedler Park Project.

The meeting was adjourned at 8:22 p.m.

Respectfully submitted,
Jane Wondergem
Board Secretary

Date Approved: April 16, 2024