

Ridgewood Planning Board  
Special Public Meeting  
June 12, 2025  
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*The following minutes are a summary of the Planning Board meeting of June 12, 2025. 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 7:33 p.m.

**Roll Call** – The following members were present: John Young, Deputy Mayor Perron, Richard Joel, Michael Stern, Jim Van Goor, David Refkin, Reese Campbell, Elizabet Timofeeva and Sammy Thomas. Rob Willis and Fran Barto were absent. Also present were Joseph Mecca, Board Attorney; John Barree, Village Planner; Christopher Rutishauser, Village Engineer; Beth McManus, Planning Consultant for Affordable Housing, and Jane Wondergem, Board Secretary.

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

**Committee/Commission/Professional Updates for Non Agenda Topics; Correspondence Received by the Board:**

Deputy Mayor Perron gave a Council update.

Mr. Refkin gave an update from Green Ridgewood, reporting that they will be working with Columbia University students focusing on the Bergen County Saddle River Park.

**Discussion re: Draft of the Fourth Round Housing Element and Fair Share Plan –**

Beth McManus showed a Power Point presentation she prepared to explain the purpose of the Housing Element and Fair Share Plan, what factors into the plan and what actions are required.

Ms. McManus explained the rehabilitation obligation and satisfaction, new construction obligation and satisfaction and how it relates with the Third Round. Ms. McManus went over the Third Round unmet need strategies and the Fourth Round unmet need strategies, explaining the proposed locations.

Ms. McManus went over the next steps for the Fourth Round.

Board members were concerned about the proposed 45 dwelling units per acre for Chestnut Street, suggesting it may be too dense and may cause traffic issues. Ms. McManus said it would be possible to reduce the density and the Plan could still be acceptable.

Board members asked how flood hazard areas are being addressed. Ms. McManus said the area is largely impervious already, but that stormwater management will still need to be addressed.

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Board members asked about the metrics with inclusionary housing and if the set aside was voluntary or mandatory. Ms. McManus explained that if building housing they must provide the 20% set aside, the exception is if building single family homes.

Board members asked about the impact on expenses to the Village by services such as schools, police, water and others. Ms. McManus said that that analysis is not part of the Mount Laurel Plan.

Board members asked what the funds in the Affordable Housing Trust Fund can be used for. Ms. McManus explained that the account can be used for professional and administration fees, to offset infrastructure, and that type of cost.

Board members asked about the number of obligations and the unmet need. Ms. McManus explained the surplus from the Second and Third Round and more of the process in detail.

The Board discussed the boundaries of the proposed Chestnut Street and what the density should be. The Board agreed to change it to 30 dwelling units per acre.

**Adoption of Minutes:** The minutes from May 6, 2025 were adopted.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,  
Jane Wondergem  
Board Secretary

Date Approved: July 15, 2025