

Ridgewood Planning Board
Special Public Meeting
June 23, 2025
Page 1

The following minutes are a summary of the Planning Board meeting of June 23, 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 7:36 p.m.

Roll Call – The following members were present: Rob Willis (7:41p.m.), John Young, Deputy Mayor Perron, Richard Joel, Fran Barto, Jim Van Goor, David Refkin, Reese Campbell, Elizabet Timofeeva and Sammy Thomas. Michael Stern was absent. Also present were Joseph Mecca, Board Attorney; 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: There were no comments at this time.

Public Hearing on the Fourth Round Housing Element and Fair Share Plan amendment to the Master Plan

Mr. Refkin recused himself from this hearing.

Beth McManus was sworn and gave a Power Point presentation, going over the legal requirements, obligations. Ms. McManus went over the prior Rounds and what the required obligations were at that time.

Ms. McManus explained the vacant land adjustment, which is intended for built-out municipalities, and the realistic development potential.

Ms. McManus explained the Fourth Round unmet need and described what would be proposed for those locations.

Ms. McManus explained the next steps.

Board members asked for clarification of some of the numbers and specifics. Ms. McManus explained that the table assumes full buildout and the likelihood of that is minimal, but the purpose of the Plan is to create opportunity. Board members were concerned about certain areas being built up. Ms. McManus said they would have to defer to property owners and developers. Board members asked for examples of developments with 30 dwelling units per acre or more. Ms. McManus named the Dayton, The Benjamin, Chestnut Village and NOMA.

Public questions and comments:

Nicholas Tsapatsaris, of L.A.N.D. of Ridgewood, was sworn. Mr. Tsapatsaris stated that he read the Plan and he lives and works in the Village. Mr. Tsapatsaris has his office on Wilsey Square and he

Ridgewood Planning Board
Special Public Meeting
June 23, 2025
Page 2

has purchased properties in the B-1 and B-2 Zones. Mr. Tsapatsaris said there shouldn't be so many one-story properties in those zones and the opportunity to create more density in and around the train station would be appropriate and going one or two stories above would actuate the streetscape and retain the historic nature. Mr. Tsapatsaris said the B-1 and B-2 Zones should match the C-R Zone and go from 18 dwelling units per acre to 35 dwelling units per acre. Mr. Tsapatsaris referred to the Master Plan.

Board members asked Mr. Tsapatsaris if he considered the lack of parking when looking to develop the west side. Mr. Tsapatsaris said that some properties could be bought to secure parking.

Joan Hubertus, 134 Oak Street, was sworn and commented that 30 dwelling units per acre on Chestnut Street would be too much for that neighborhood and would have a lasting impact on Chestnut Street, Oak Street, Robinson Lane. Ms. Hubertus commented that the existing multi-family housing developments do not border single family homes. Ms. Hubertus said that no feasibility or impact studies have been done and what is proposed would be a major departure from the Master Plan.

Ms. Hubertus said she had a petition signed by 11 residents. Mr. Mecca explained that a petition cannot be accepted unless those who signed the petition were present to make their statement.

David Wilinsky, 175 Oak Street, was sworn and said he signed the petition and agreed with the statement made by Ms. Hubertus.

Mr. Mecca explained the deadline for the Board to adopt the Housing Plan and that there will be time for objections, but the Board would need to vote at this meeting.

Following Board deliberation, during which Mr. Mecca explained the process, the Board voted to adopt the Fourth Round Housing Element and Fair Share Plan. One Board member voted against the Plan.

Memorialization of the Resolution on the Fourth Round Housing Element and Fair Share Plan amendment to the Master Plan – The Resolution of the Adoption of the Fourth Round Housing Element and Fair Share Plan was memorialized.

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,
Jane Wondergem
Board Secretary

Date Approved: July 15, 2025