

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

November 4, 2013

Regular Meeting

Meeting called to order 8:04 p.m.

Mr. Quinn 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. Mac Neill, Anlian, Landolfi, Quinn, O'Grady,
Garofalow, Ms. Borkowski

Absent Messrs. Rosen, Cummings, Ms. Kowalchuk, Ms. Perrotta

Mr. Quinn moved the minutes of the October 7, 2013 meeting be approved. Seconded by Garofalow.

Roll Call: Anlian, Landolfi, Quinn, Borkowski, Garofalow

Mr. MacNeill joined the meeting at 8:09 p.m.

COMMUNICATION AND BILLS:

Mr. Quinn moved payment of a voucher from Patrick Quirk, Esq. in the amount of \$2350.00 for Skymark, \$1912.50 for 55 Challenger Road and \$212.50 for Unity Fuels totaling \$4,475.00. Seconded by Garofalow.

Roll Call: Mac Neill, Anlian, Landolfi, Quinn, O'Grady, Borkowski, Garofalow

Mr. Quinn moved payment of a voucher from New Jersey Planning Officials in the amount of \$360.00 for 2014 Annual Dues. Seconded by Garofalow.

Roll Call: Mac Neill, Anlian, Landolfi, Quinn, O'Grady, Borkowski, Garofalow

COMMUNICATION AND BILLS:

- Letter from Mayor Fosdick to Assemblywoman Marlene Caride RE A-2586 and S-1534 dated October 25, 2013.
- Letter from the County of Bergen Dept. of Planning and Economic Development dated October 22, 2013
- Letter from Bureau of Fire Prevention RE: Unity Fuels dates October 17, 2013
- Mayors Advisory RE: League Foundation Releases Latest White Paper

- Mayors Advisory RE: A-2586 & S-1534 Exempts Private Institutions of Higher Education from MLUL Requirements

COMMENTS FROM PUBLIC: No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Resolution

**Site Plan Application #10-01-13
55 Challenger Road
Block 40.02 Lot 1.01**

Mr. Quinn read the Resolution into the record.

Mr. Quinn motioned to approve. Seconded by Garofalow.

Roll Call: Mac Neill, Anlian, Landolfi, Quinn, O'Grady, Borkowski, Garofalow

In Need Redevelopment Investigation

Block 40.02/ Lot 1.02; Block 47.02/ Lot 1; Block 47.06/ Lot 1

Mr. Kenneth Ochab was sworn in and accepted as an expert witness. Mr. Ochab reviewed the In-Need of Redevelopment Investigation dated February 2013.

Mr. Quirk stated noticing was done on the original date of March 13 and 20, 2013 indicating the original hearing date of April 1, 2013, but the hearing had been adjourned and is being heard this evening.

Meeting opened to anyone within 200' of this application that wishes to be heard.

Ms. Daniel Cardone of Schipisi and McLaughlin, Esq. and Mr. Bryan Regan of Paul Kauffman, Esq. were sworn in. Ms. Cardone and Mr. Regan testified to the Board that they have reached a tri-party agreement. Mr. Quirk stated the tri-party agreement is not appropriate for this Resolution.

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.

Mr. Quinn read the Resolution recommending the designation of the Areas in Need of Redevelopment into the record.

Mr. Quinn motioned to approve the Resolution. Seconded by Garofalow.

Roll Call: Mac Neill, Anlian, Landolfi, Quinn, O'Grady, Borkowski, Garofalow

OLD BUSINESS: None

NEW BUSINESS: None

Mr. Quinn motioned meeting adjourned at 9:00 p.m. Seconded by Anlian.

Respectfully submitted,

Francine Orovitz
Board Clerk