

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

October 7, 2013

Regular Meeting

Meeting called to order 8:00 p.m.

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. Mac Neill, Anlian, Landolfi, Rosen, Quinn, Cummings,  
Garofalow, Ms. Borkowski and Ms. Perrotta

Absent            Messrs. O'Grady, Ms. Kowalchuk

Mr. Rosen moved the minutes of the September 9, 2013 meeting be approved. Seconded by Borkowski.

Roll Call: MacNeill, Rosen, Borkowski

**COMMUNICATION AND BILLS:**

Mr. Rosen moved payment of a voucher from Patrick Quirk, Esq. in the amount of \$512.00 for Skymark. Seconded by Quinn.

Roll Call: Mac Neill, Landolfi, Rosen, Quinn, Cummings, Borkowski

Mr. Rosen moved payment of a voucher from Patrick Quirk, Esq. in the amount of \$137.50 for 55 Challenger Road. Seconded by Quinn.

Roll Call: Mac Neill, Landolfi, Rosen, Quinn, Cummings, Borkowski

**COMMUNICATION AND BILLS:**

- Memo from the Bureau of Fire Prevention RE: Unity Fuels 9/18/13
- Mayors Advisory RE: Supreme Court Affordable Housing Decision
- Newsletter Deadline Dates
- Letter from Township of Teaneck RE: Teaneck Ordinance No's 29-2013 and 30-2013.
- Application for Soil Erosion and Sediment Control Plan Certification from the NJ Turnpike and Bergen Turnpike
- New Jersey Planner July/August

Mr. Quinn and Mr. Cummings joined the meeting at 8:04 p.m.

Mr. Anlian joined the meeting at 8:10 p.m.

**COMMENTS FROM PUBLIC:** No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

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

Mr. Kevin Kelly, of Kelly, Kelly and Marotta presented the application to the Board. The application is for an addition to the existing parking deck to be constructed over a portion of the existing parking lot. The proposed parking deck is a Conditional Use in the OP-1 zone.

The site is a 133,706 sq. ft. site and the applicant is seeking a preliminary and site plan approval for a conditional use.

Mr. Quirk stated notice has been served upon property owners within 200' by certified mail and proper publication was noticed in the Record on September 26, 2013.

Mr. Rosen stated taxes are current.

The Board has received letters from Boswell Engineering dated October 2, 2013, a memo from the Fire Marshal and a letter from the NJ Turnpike Authority.

Mr. Kelly presented Mr. Jeffrey C. Szabo, Civil Engineer/Sr. Project Manager with Dresdner Robin. Mr. Szabo was sworn in and accepted as an expert.

Mr. Szabo referenced exhibits. A1- Survey prepared by Butler Surveying dated July 18, 2012; A2 – Aerial Photo of existing garage. Google Imagery 2013; A3 – Site Plans for project. Revision date August 2, 2013. Sheets 1 – 6; A4 – Site Plan color rendered of existing areas; A6 – Letter from D. Hansen, Fire Marshal; A7 – Boswell Engineering letter dated October 2, 2013 and A8 – NJ Turnpike letter dated October 3, 2013

The application proposes to expand the garage structure by two stories over the existing on grade parking with no change to its current foot print. No expansion of surface parking areas is being requested, therefore there will be no change to the existing drainage and run off from the site. 156 new parking spaces will be added bringing the garage closer to conformity.

Mr. Kelly stated that all comments in the correspondence from Boswell Engineering, D. Hansen and the NJ Turnpike Authority will be complied with and they will meet with Chief Hansen regarding the Fire Lane concerns.

Mr. Kelly presented Mr. Lance Blake, Architect from Rotwein and Blake Associates to the Board. Mr. Blake was sworn in and accepted as an expert witness. Mr. Blake discussed exhibit A5 – Drawings A1-A7, Revision date August 2, 2013. Drawings are as follows: A1 – Expansion of existing structure; A2 - Midlevel parking garage; A3 Roof

level, A4 – Elevations of new addition; A5 – Lighting Plan in new addition with LED fixtures; A6 – 2<sup>nd</sup> level lighting; and A7 – Roof.

There will be no changes to the current garage and the project will comply with the concerns of the NJ Turnpike and a meeting will be requested with Chief Hansen to address the Fire Lane concerns.

The Board took a break from 9:00 p.m. to 9:08 p.m.

Mr. Kelly presented Mr. Hal Simoff, Traffic Engineer of Simoff Engineering Associates to the Board. Mr. Simoff was sworn in and accepted as an expert witness. Mr. Simoff explained to the Board this project is not a traffic generator and the requested relief for the number of parking spaces, 979 in lieu 1,175, (1/300SF) were within traffic engineering standards for a building of this size.

Mr. Kelly presented Mr. Edward Kolling, Director of Planning Services of Dresdner Robin to the Board. Mr. Kolling was sworn in and accepted as a witness. Mr. Kolling discussed the letter from Boswell Engineering and the memo from Chief Hansen.

Mr. Kelly stated all concerns of the NJ Turnpike will be addressed and complied with.

Conclusion of Witnesses.

Meeting opened to anyone within 200' of this application that wishes to be heard. No one from the public appeared.

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. Landolfi asked if security cameras will be installed.

Mr. Rappaport, Managing Member of 55 Challenger LLC was sworn in. Mr. Rappaport answered Mr. Landolfi's question. They will install cameras and may have security guards driving the site. He also stated he will comply with the deed restriction requirement in reference to parking for Block 40.01, Lot 1.01.

Mr. Rosen motioned to approve the application subject to including variances for set backs, maximum building coverage, maximum lot coverage, maximum street frontage, minimum of parking spaces, waivers for exterior boundaries of the tract, and existing/proposed contour lines, minimum parking spaces size of 9x18 in lieu of 9x19 and subject to final approval of the NJ Turnpike Authority, the Fire Marshal and Boswell Engineering.

Seconded by Garofalow.

Roll Call: MacNeill, Anlian, Landolfi, Rosen, Quinn, Cummings, Borkowski, Garofalow.

Mr. Rosen announced the continuation of the hearing for the In-Need Redevelopment Investigation until November 4, 2013 at 8:00 PM.

**OLD BUSINESS:** None

**NEW BUSINESS:** Unity Fuels – Letter from Doug Hansen. Mr. Landolfi stated the inspection is scheduled for Tuesday, October 8<sup>th</sup>.

Mr. Rosen motioned meeting adjourned at 9:40 p.m. Seconded by Quinn.

Respectfully submitted,

Francine Orovitz  
Board Clerk