

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

July 20, 2015

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, Rosen, Olson, Ms.Borkowski and Ms. Perrotta

Absent            Messrs. Landolfi, O'Grady, Garofalow, Avery, Ms. Kowalchuk

Mr. Anlian joined meeting at the 8:05 p.m.

Mr. Rosen motioned to approve the minutes of the July 6<sup>th</sup> meeting. Seconded by Ms. Perrotta.

Roll Call: Mac Neill, Rosen, Borkowski, Perrotta, Olson

**COMMUNICATION AND BILLS:**

- Notarized letter from Ms. Borkowski stating she had listened to the transcript of the July 6<sup>th</sup> meeting and is eligible to vote on the application from Eagles Nest Development (Skymark Project).
- Letter from the Department of Planning and Economic Development, County of Bergen RE: 55 Challenger road 7/7/15
- Application for Soil Erosion and Sediment Control Plan Certification RE: 234 Main St. Various roads and curbs. 7/16/15.

Mr. Rosen moved payment of a voucher from Albert Birchwale, Esq. in the amount of \$1687.00 RE: Skymark. Seconded by Borkowski.

Roll Call: Mac Neill, Rosen, Borkowski, Perrotta, Olson

Mr. Olson moved payment of a voucher from Rocciola Engineering, LLC in the amount of \$805.00 RE: Skymark Traffic Review. Seconded by Borkowski.

Roll Call: Mac Neill, Rosen, Borkowski, Perrotta, Olson

Mr. Rosen moved payment of a voucher from Ken Ochab and Associates in the amount of \$7000.00 RE: Services from March 1 – July 9 referencing Skymark. Seconded by Borkowski.

Roll Call: Mac Neill, Rosen, Borkowski, Perrotta, Olson, Anlian

**COMMENTS FROM PUBLIC:**

No one from the public appeared.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Site Plan Resolution – Application #072001  
Eagles Nest Development and Urban Renewal, LLC  
Skymark Center  
General Development Plan**

Mr. Rosen read the findings and conclusions of the Resolution into the record.

- (a) The Applicant shall return to this Board for Site Plan approval and any bulk variances and/or design waivers as may be necessary for each Phase as required by N.J.S.A. 40:55D-45.3(a).
- (b) The uniform way finding signage package, being the: “Exterior Wayfinding and Signage Package” prepared by L&H Companies dated March 30, 2015 shall be applicable to all Phases of the Property.
- (c) The uniform traffic signage package included in the plans prepared by Langan entitled: “SkyMark Center General Development Plan, Preliminary Site Plan - Phase A (Infrastructure)” prepared March 30, 2015, revised June 25, 2015 shall be applicable to all Phases of the Property.
- (d) The Applicant shall comply with all provisions of the Municipal Land Use Law applicable to GDP’s, specifically N.J.S.A. 40:55D-45 et seq., and all applicable provisions of the Redevelopment Plan.
- (e) The Applicant shall comply with all applicable laws, rules, regulations, and ordinances applicable to the Property, including, but not limited to, the requirements of the New Jersey Turnpike Authority, New Jersey Department of Transportation, New Jersey Department of Environmental Protection, Bergen County Planning Board, Bergen County Soil Conservation District, all local fire officials and all other federal, state, or local agencies.
- (f) The approval is subject to the Applicant receiving any and all additional and necessary approvals from all other federal, state and local agencies, including but not limited to, the New Jersey Turnpike Authority, New Jersey Department of Transportation, New Jersey Department of Environmental Protection, Bergen County Planning Board, and Bergen County Soil Conversation District.

**WHEREAS**, at the conclusion of the hearing on July 6, 2015 the following motion was made and a roll call vote was taken, as follows, in accordance with N.J.S.A. 40:55D-10(g) of the Municipal Land Use Law and has directed that a resolution memorializing such action be prepared.

Mr. Rosen motioned to approve the Resolution. Seconded by Anlian.

Roll Call: Mac Neill, Anlian, Rosen, Borkowski, Perrotta, Olson

**Site Plan Resolution – Application #0720021**  
**Eagles Nest Development and Urban Renewal, LLC**  
**SkyMark Center**  
**Preliminary Site Plan Phase A**

Mr. Rosen read the findings and conclusions of the Resolution into the record.

- (a) The Applicant shall return to this Board for Site Plan approval and any bulk variances and/or design waivers as may be necessary for each Phase as required by N.J.S.A. 40:55D-45.3(a).
- (b) The uniform way finding signage package, being the: “Exterior Wayfinding and Signage Package” prepared by L&H Companies dated March 30, 2015 shall be applicable to all Phases of the Property.
- (c) The uniform traffic signage package included in the plans prepared by Langan entitled: “SkyMark Center General Development Plan, Preliminary Site Plan - Phase A (Infrastructure)” prepared March 30, 2015, revised June 25, 2015 shall be applicable to all Phases of the Property.
- (d) The Applicant shall comply with all provisions of the Municipal Land Use Law applicable to GDP’s, specifically N.J.S.A. 40:55D-45 et seq., and all applicable provisions of the Redevelopment Plan.
- (e) The Applicant shall comply with all applicable laws, rules, regulations, and ordinances applicable to the Property, including, but not limited to, the requirements of the New Jersey Turnpike Authority, New Jersey Department of Transportation, New Jersey Department of Environmental Protection, Bergen County Planning Board, Bergen County Soil Conservation District, all local fire officials and all other federal, state, or local agencies.
- (f) The approval is subject to the Applicant receiving any and all additional and necessary approvals from all other federal, state and local agencies, including but not limited to, the New Jersey Turnpike Authority, New Jersey Department of Transportation, New Jersey Department of Environmental Protection, Bergen County Planning Board, and Bergen County Soil Conversation District.

**WHEREAS**, at the conclusion of the hearing on July 6, 2015 the following motion was made and a roll call vote was taken, as follows, in accordance with N.J.S.A. 40:55D-10(g) of the Municipal Land Use Law and has directed that a resolution memorializing such action be prepared.

Mr. Rosen motioned to approve the Resolution. Seconded by Anlian.

Roll Call: Mac Neill, Anlian, Rosen, Borkowski, Perrotta, Olson

**OLD BUSINESS:** None

**NEW BUSINESS:** None

Mr. Rosen motioned meeting adjourned at 8:15 p.m. Seconded by Anlian.

Respectfully submitted,

Francine Orovitz  
Board Clerk