RIDGEFIELD PARK PLANNING BOARD 234 Main Street

Ridgefield Park, New Jersey 07660

February 1, 2016

Regular Meeting

Meeting called to order 8:03 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:

Messrs. Anlian, Rosen, O'Grady, Avery, Olson, Ms. Borkowski Present

and Ms. Perrotta

Messrs. MacNeill, Landolfi, Garofalow and Ms. Kowalchuk Absent

Ms. Borkowski joined the meeting at 8:10 p.m.

COMMUNICATION AND BILLS:

Mr. Rosen moved payment of a voucher from Albert Birchwale, Esq. in the amount of \$312.50 RE: 61 Hille Place. Seconded by Ms. Borkowski.

Roll Call: Anlian, Rosen, O'Grady, Avery, Perrotta, Olson

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application

Eagle Nest Redevelopment Urban Renewal, LLC

Skymark

Block 49.01/Lot 1; Block 146.02/Lot 1; Block 47.02/Lot 1; Block 47.06/Lot 1; Block

40.02/Lot 1.02

Amended Final Site Plan Phase A (Infrastructure)

Mr. Ken Ochab addressed the Board and explained the applicant is here for an amendment to the approved Site Plan, Phase A (Infrastructure). There will also be modifications to the development portion, but they are not being addressed this evening.

Mr. Birchwale stated all noticing has been completed and is satisfactory.

Mr. Karl Kemm, Esq. addressed the Board.

Mr. John Cote, Langan Engineering, addressed the Board.

Mr. Cote discussed:

Exhibit A1-2/1/16 – Master Site Plan CS1019000, last revised 1/18/16, page 4 of 55.

Exhibit A2-2/1/16 – Master Grading and Drainage Plan CG1019000, last revised 1/18/16, page 12 of 55.

Exhibit A3-2/1/16, Master Landscape Plan LP1019000, last revised 1/18/16, page 31 of 55

Mr. Kemm summarized.

Meeting closed and opened to the public.

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 public.

Mr. Rosen motioned that the Amended Site Plan, Phase A (Infrastructure) be approved as submitted and that all conditions of the original approval of 10/15/15 be incorporated into the amendment. Seconded by Ms. Borkowski.

Roll Call: Anlian, Rosen, O'Grady, Borkowski, Avery, Perrotta, Olson

Amendment to Skymark Re-development Plan

Mr. Ochab addressed the Board. Mr. Ochab discussed the proposed changes in the Redevelopment Plan, including the inclusion of additional land, adjacent to the Gasho site and an increase in the maximum number of residential units from 1500 to 2100. Mr. Ochab pointed out that site plan approvals will be required, including updates to the impact statement.

Mr. Rosen motioned to recommend to the Mayor and Commissioners the Redevelopment Plan be amended to include additional land and the maximum number of residential units be increased from 1500 to 2100. Seconded by Mr. Olson.

Roll Call: Anlian, Rosen, O'Grady, Borkowski, Avery, Perrotta, Olson

Resolution No. 01-04-01 Jose Mejia 61 Hille Place Block 132/Lot 8

Mr. Rosen read the Resolution into the Record.

Mr. Rosen motioned to approve. Seconded by Mr. O'Grady.

Roll Call: Anlian, Rosen, Borkowski, Avery, Olson

NEW BUSINESS: Mr. Olson stated he would like to nominate Mr. Gerard Garofalow as Grand Marshall of the 4th of July Parade and would like the Planning Board to be represented at the required three meetings in order for the Board to be eligible to nominate and vote on the matter.

Mr. Anlian motioned to approve a Planning Board representative attend three meetings of the 4th of July committee. Seconded by Mr. O'Grady.

All in favor. Aye.

Mr. Rosen motioned meeting adjourned at 9:19 p.m. Seconded by Olson.

Respectfully submitted,

Francine Orovitz Board Clerk