

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

April 1, 2013

Regular Meeting

Meeting called to order 8:06 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., MacNeill, Anlian, Rosen, O'Grady, Quinn,
 Ms. Borkowski, Ms. Perrotta

Absent Messrs., Landolfi, Cummings, Garofalow, Ms. Kowalchuk

Mr. Anlian moved the minutes of the March 4, 2013 meeting be approved. Seconded by Mr. O'Grady.

Roll Call: MacNeill, Anlian, Rosen, O'Grady, Quinn, Garofalow, Ms. Borkowski

COMMUNICATION AND BILLS:

- New Jersey Planner January/February
- Application for Soil Erosion and Sediment Control Plan Certification
213 Laurel Street
- Certified Mail Return Receipt Requested from NEGLIA Assoc. Re: County of Bergen New Agency Building and parking Garage
- Minutes from the Historic Preservation Committee 2/28/13 and 1/24/13
- NJDEP recommendation for Mayor's and Council and Environmental Commissions to adopt the Advisory Base Flood Elevation ABFE Maps and the latest ABFE Ordinance.

Mr. Rosen moved payment of three vouchers from Patrick Quirk, Esq. in the amounts of \$3720.48 for Skymark, \$1612.50 for Hartz and \$937.50 for Unity Fuels. Seconded by Anlian.

Roll Call: MacNeill, Anlian, Rosen, O'Grady, Quinn, Borkowski

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Hearing –

In Need Redevelopment Investigation

Block 40.02/ Lot1.02; Block 47.02/ Lot 1; Block 47.06/ Lot 1

Mr. Joseph L. Basralian, Esq. represented Exxon Block 47.02/Lot 1

Mr. John Schepisi, Esq. represented The Hampton Inn Block 47.06/ Lot 1

Mr. Paul Kaufman, Esq. representing SkyMark.

Mr. Schepisi asked to put a joint stipulation on the record. The Hampton Inn and SkyMark are currently in the process of trying to resolve differences. The concerns are if the hearing continues the potential settlement could fall apart. Mr. Schepisi is requesting to carry the hearing for a short date or go forward with experts and retain the right to cross exam at the next meeting and preserve any objections until that meeting if a settlement is not arranged.

Mr. Basralian joined in the request.

Mr. Rosen stated the Board has no objections to the request. Mr. Ochab will be heard and the next meeting is scheduled for April 15, 2013.

Mr. Quirk stated noticing was completed and provided an affidavit of proof of service.

Mr. Rosen stated affidavit of proof of service of the hearing was provided.

Mr. Rosen explained the Re-Development Plan and the In-Need Investigation.

Mr. Ken Ochab of the Ken Ochab and Associates presented his findings, in his In Need of Redevelopment Investigation Report, to the Board.

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.

The hearing will be continued on April 15, 2013 at 8:00 p.m. No further notice will be provided.

The Board took a break at 8:34 p.m. and returned at 8:36 p.m.

Resolution

Case #03-02-13

Unity Fuels, LLC

300 Industrial Avenue

Block 152.02/Lots 1 – 5

Mr. Rosen read the Resolution into the record.

Mr. MacNeill motioned to approve the Resolution of the application. Seconded by Mr. Anlian

Roll Call: MacNeill, Anlian, O'Grady, Borkowski

Resolution

Case # 03-01-13

65-75 Challenger Road

Block 24.03/Lot 3

Mr. Quinn read the Resolution into the record.

Mr. MacNeill motioned to approve the Resolution of the application. Seconded by Mr. O'Grady

Roll Call: MacNeill, Anlian, O'Grady, Borkowski

NEW BUSINESS (None)

Mr. Rosen motioned meeting adjourned at 8:53 p.m. Seconded by Anlian.

Respectfully submitted,

Francine Orovitz
Board Clerk