

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

March 4, 2013

Regular Meeting

Meeting called to order 8:04 p.m.

Ms. Kowalchuk 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, Landolfi, O'Grady, Garofalow
 Ms. Kowalchuk, Ms. Borkowski

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

Ms. Kowalchuk moved the minutes of the February 4, 2013 meeting be approved.
Seconded by Mr. O'Grady. Ms. Kowalchuk moved the minutes of the February 11, 2013 meeting be approved. Seconded by Mr. MacNeill

COMMUNICATION AND BILLS:

Ms. Kowalchuk moved payment of three vouchers from Patrick Quirk Esq. in the amount of \$8150.00 for services rendered pertaining to Hartz, Unity Fuels and Skymark.
Seconded by Garofalow.

Roll Call: MacNeill, Anlian, Landolfi, O'Grady, Kowalchuk, Garofalow

Ms. Borkowski joined the meeting at 8:08 p.m.

Mr. Anlian joined the meeting at 8:16 p.m.

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application

Case # 03-01-13

65-75 Challenger Road

Block 24.03/Lot 3

Mr. Alan Magrini, Esq. of Hartz Mountain Industries presented the case to the Board.

Mr. Quirk stated noticing was completed in the Record on February 9, 2013.

Mr. Michael Ritchie of Azzolina Fevry Engineering, Inc., 30 Madison Avenue, Paramus, NJ 07652 was presented as an expert witness and accepted.

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

Anyone outside 200' of this application that wishes to be heard. No one from the public appeared.

Meeting closed to public.

Ms. Kowalchuk motioned that the application for subdivision be approved together with a variance for lot coverage, subject to the execution of a cross access easement and maintenance agreement and recording thereof, including full access to parking, maintenance, repair and an indemnity of the Village of Ridgefield Park from all costs and expenses (including attorney fees) arising out of or in connection with the agreement.

The form of the cross access easement and maintenance agreement is to be approved by the Planning Board Attorney.

Seconded by Mr. Garofalow

Roll Call: MacNeill, Anlian, Landolfi, O'Grady, Kowalchuk, Borkowski, Garofalow

Site Plan Application
Case #03-02-13
300 Industrial Avenue
Block 152.02/Lot 1

Mr. Jason Tuvel, Esq. of Gibbons, P.C., One Gateway Center, Newark, NJ 07102-5310 presented the case to the Board.

Mr. Quirk stated noticing was completed in the Record on February 2, 2013.

Mr. David Bilow of Bilow and Associates, 161 Main Street, Ridgefield Park, NJ 07660 was presented as an expert and accepted.

Mr. Jeff DeWeese, Principal of Unity Fuels, LLC also spoke as a witness.

Mr. Bilow presented two (2) exhibits.

A1 – Aerial Photo of Site
A2 – Photo of Franking Tank

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

Anyone outside 200' of this application that wishes to be heard. No one from the public appeared.

Meeting closed to public.

Ms. Kowalchuk motioned that the application be approved, including preliminary and final site plan approval, conditional use and variance for lot coverage, minimum front-yard setback, minimum rear-yard setback and waivers for:

Wetland/Flood Certification; Environmental Impact Report; Circulation Plan; Landscape Plan; Facilities Plan; Minimum Parking Space Length; Contour Lines; Parking Buffers' Parking Aisle Width; Parking setback from right of way.

Conditions:

Subject to approval by the Village Engineer as to contents of letter dated March 1, 2013;
Subject to submission of a Drainage Plan for approval by the Village Engineer;
Subject to the posting of a bond to cover reasonable construction, inspections and escrow fees;
Subject to the execution of a Developer's Agreement with the Village of Ridgefield Park or the waiver thereof.

Seconded by MacNeill

Roll Call: MacNeill, Anlian, Landolfi, O'Grady, Kowalchuk, Borkowski, Garofalow

NEW BUSINESS (None)

Ms0 Kowalchuk motioned meeting adjourned at 9:30 p.m. Seconded by Anlian.

Respectfully submitted,

Francine Orovitz
Board Clerk