

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

July 6, 2020

Regular Meeting

Meeting called to order 7:30 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, Garofalow, Avery, Quinn,
Visioli, Ms. Kowalchuk and Ms. Torres

Absent Messrs. Landolfi

Mr. James Visioli was sworn in as a new member of the Planning Board.

Mr. Rosen motioned to approve the February 3, 2020 minutes. Seconded by Mr. Quinn.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Avery, Quinn

COMMUNICATION AND BILLS:

Letter from K. Ochab RE: Overlay Zone

Letter from Commissioners RE: NJ Transit

Letter from Howell Engineering RE: Public Notice DEP

Mr. Rosen motioned to approve a refund of \$2516.00 to Sicilian Builders for their remaining unused escrow. Seconded by Mr. Garofalow.

All in favor. Aye

Mr. Rosen motioned to approve two vouchers from Albert Birchwale in the amounts of \$2656.50 RE; Skymark and \$406.25 RE: 58 Union Place. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

Mr. .Rosen motioned to approve a voucher from Ken Ochab in the amount of \$1485.00 RE: Public Arts Plan. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

Mr. Rosen motioned to approve a three vouchers from Ken Ochab in the amounts of 1485.00 RE: Planning Board Master Plan, \$2025.00 RE: Sign Ordinance I the OP1 Zone and \$2362.50 RE: Preparation for the Overlay Zone. Seconded by Mr. Avery.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan

15 Brinkerhoff Street

Block 109.01/Lot 2

Mr. Birchwale stated noticing is satisfactory and the Board has jurisdiction to hear the application.

Application is for an addition and covered deck to an existing two family residence.

Mr. William Severino, Architect, was sworn in.

Mr. Severino presented to the Board. Mr. Severino explained the covered deck and first floor interior renovations. Number of bedrooms is not changing. Second floor will be an addition to add living space and interior renovations.

Mr. Garofalow asked if the second floor has attic access. Mr. Severino stated yes and it is only storage. Mr. Garofalow stated the owner needs to understand the attic is uninhabitable space. Parking should be increased. Current parking has two spaces. Basement is open space with no bathroom.

Closed meeting 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 the public.

Questions from the Board.

No questions from the Board.

Mr. Rosen motioned to approve and variance for existing non-conforming requirements and the new requirement for the front yard set-back and eleven foot side yard and two additional parking spaces be installed.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

Mr. Garofalow wants the motion amended to include inhabitable space for the attic.

Amendment roll call.

Roll Call: Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

Roll Call for amended motion: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

Site Plan
17 Overpeck Avenue
Block 115/Lot 21

Mr. Birchwale stated noticing is satisfactory and the Board has jurisdiction to hear the application.

Mr. Rosen stated the application is for the interior renovation to an existing two family.

Mr. Manuel Pereiras Architect, was sworn in.

Mr. Rosen accepted Mr. Pereiras as an expert.

Mr. Pereiras stated the application is only for interior renovations. No changes to the outside. Interior will have significant changes. The basement has a full bathroom and pre-existing summer kitchen but the kitchen will be changed to more of a wet bar and will be excavated to make the floor even.

Mr. MacNeill asked if the shower will remain. Mr. Pereiras stated yes.

Mr. Quinn is a kitchen permitted in the basement. Mr. Pereiras stated they are not asking for a dwelling unit but to use it for the owners family only.

Currently there are two parking spaces and they are side by side. There is a parking pad.

Owner has already submitted a letter to the Building Dept. that the basement will be used for the owner only.

Closed meeting 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 the public.

Questions from the Board.

Mr. Garofalow asked about the attic. Mr. Pereiras stated it is uninhabitable space and will remain that way.

Mr. Garofalow motioned to approve with all pre-existing conditions required increase off street parking to four and to receive a letter from the owner that the basement will not be rented and the attic will be uninhabitable space. Seconded by Mr. Rosen.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

Mr. Ken Ochab, Village Planner presented to the Board regarding the In-Need of Redevelopment for condemnation purposes for the Skymark properties.

Mr. Birchwale discussed the noticing which has been in the Record and to property owners within the redevelopment area and property owners within 200' of the property. Noticing has been satisfied and the Board can continue.

The Board discussed NJ Transit and the Skymark properties.

Meeting opened to the public. No one appeared.

Mr. Rosen motioned that the Village of Ridgefield Park Redevelopment Investigation Report former Skymark property Block 49.01 Lot 1, Block 47.02 Lot 1 Block 40.02 Lot 1.02, Block 49.01 Lot 2, Block 40.02 Lot 2 and Block 47.06 Lot 1, recommend that the Board of Commisioners approve this redevelopment for condemnation purposes. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

Mr. Rosen read the Resolution for In-Need of Redevelopment into the record. Application #202001. Mr. Rosen motioned to approve. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

Challenger 60 LLC
Block 24.02/Lot 1

Michael Castore, Esq. addressed the Board.

Mr. Castore stated they are here to have the application deemed complete. They have not addressed the letter from Boswell Engineering as of yet.

Mr. Rosen asked if the applicant has any communication with Hatch Mott MacDonald the Villages Sanitary consultant. They have not. A copy of the application must be sent to them.

Mr. Rosen motioned to allow the applicant two weeks to address the open items from Boswell, Ken Ochab and to submit to Hatch Mott McDonald. If the Board receives the ok from the consultants the hearing will be on August 3rd and no further notice will be required. Seconded by Mr. Anlian.

Roll Call: MacNeill, Anlian, Rosen, Kowalchuk, Garofalow, Avery, Quinn, Torres and Visioli

**Hampshire Venture Partners, L.L.C. (“Hampshire”)
Concept Plan Review - Warehouse/Distribution Center
Block 152.01, Lots 1, 1.01, and 2 in the
Village of Ridgefield Park
(30 Cross Street, Bogota)**

John Machowski addressed the Board. Property is on Industrial Avenue in the I3 district. The plan is for a warehouse distribution center. Approximately 107,000 warehouse building. Hampshire Venture Partners is under contract to purchase the golf center. Bogota has designated the property to be an In Need for Redevelopment.

Chris Richter, Development Manager addressed the Board.

Kevin Webb, Engineer addressed the Board.

Mr. Anlian stated the Board and the Governing Body will discuss.

**95/64 Challenger Road
Concept Plan Review
KABR**

Ken Ochab reviewed 95 and 64 Challenger Road concept.

95 Challenger will be 216 residential units, six story building with 3200 sq feet retail 333 parking spaces.

64 Challenger will be 826 residential units, five story building with 1800 sq. feet retail 1193 parking spaces.

These uses are allowed in the OP1 Re-development plan.

Combining with 60 Challenger the units will be 1592 residential units. This would be comparable to the Skymark development.

This would be a 32% increase in households in the Village and 70% increase in rental units. This would be a sizeable impact to the Village. This could become a new neighborhood for the Village.

The Board asked to have them put on the August agenda after further review by Mr. Ochab.

OLD BUSINESS - None.

NEW BUSINESS - None

Mr. Rosen motioned to adjourn the meeting. Seconded by Mr. Anlian.

Respectfully submitted,
Francine Orovitz
Board Clerk