

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

May 2, 2022

Regular Meeting

Meeting called to order 7:30 pm.

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, Quinn, Garofalow, Visioli, Suarez and Ms. Schmitt

Absent: Messrs. Landolfi, Torres

Mayor Anlian joined the meeting at 7:35.

Mr. Rosen motioned to approve the minutes of the April 18, 2022 meeting. Seconded by Mr. Garofalow.

Roll Call: Rosen, Garofalow, Visioli, Schmitt

COMMUNICATION AND BILLS:

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$468.75 RE: 49 Preston Partners, LLC. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Rosen, Quinn, Garofalow, Visioli, Schmitt, Suarez

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$2393.75 RE: Hampshire Venture Partners. Seconded by Mr. Quinn.

Roll Call: MacNeill, Rosen, Quinn, Garofalow, Visioli, Schmitt, Suarez

COMMENTS FROM THE PUBLIC: No One appeared.

Resolutions:

Block 53/Lot 6

49 Preston Street Partners, LLC

49 Preston Street

Interior renovations to an existing two-family

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

Roll Call: MacNeill, Anlian, Rosen, Schmitt

Block 152.01/Lots 1, 1.01 and 2
Hampshire Venture Partners, LLC
Industrial Avenue Redevelopment Area

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

Roll Call: MacNeill, Anlian, Rosen, Schmitt

Site Plan Block 24.03 / Lot 4
 95 Challenger Road
 Residential with retail

Mr. Francis Regan addressed the Board.

Mr. Birchwale advised the Board that this is a new application and that he has reviewed the application and the changes are extensive enough to grant a new application.

Mr. Garofalow motioned to hear the new application. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Garofalow, Visioli, Schmitt, Suarez.

Mr. Birchwale stated all noticing has been completed and the Board may hear the application.

Changes from the prior application are:

- Access lane around building for fire and pedestrian access has been provided.
- Emergency boat ram will be constructed.
- Water main and two hydrants.
- Garage single entry.
- Garage revised to remove tandem parking.
- 324 parking spaces. Added one space.
- Added three loading spaces.
- 15% of parking will be EV charging spaces allows. The applicant will not take the 10% credit.
- Retail reduced by 30%.
- 10% affordable housing added.
- 35' ladder will be kept in court yard for fire dept.

Stuart Johnson, Architect of Minow and Wasko Architects and Planners was sworn in. Mr. Regain presented Mr. Johnson's qualifications. Mr. Rosen accepted Mr. Johnson as an expert witness.

Mr. Johnson presented to the Board.

Exhibit A1 – Perspective view of project. A08 2/23/22.

Exhibit A2 – Architectural Site Plan A01 2/23/22

Exhibit A3 – Ground floor Plan A02 2/23/22

Exhibit A4 – Second floor of building. A03 2/23/22

Exhibit A5 – Third floor of residential apartment building. A04 2/23/22

Exhibit A6 – Fourth floor of building A05 2/23/22
Exhibit A7 – Fifth and Sixth floor plan. A06 2/23/22
Exhibit A8 – Roof Plan A07 2/23/22
Exhibit A9 – Exterior dimensions of building. A09 2/23/22

Mr. Garofalow asked that a condition of approval be that the fire department approve the roofing and parapets or guard rails on the roof.

Mr. Quinn discussed using bird safe material. He asked that a condition of approval be that the applicant work with the Environmental Commission regarding migratory birds before construction permits can be issued.

Mr. Matthew Neuls, Engineer was sworn in. Mr. Rosen accepted Mr. Neuls as an expert witness.

Exhibit A10 – Preliminary/Final Site Plan. Fifteen sheets. 3/8/22.

Michelle Briehof, Traffic Engineer was sworn in. Mr., Rosen accepted Ms. Briehof as an expert witness.

Richard Redding, Economic Analyst was sworn in. Mr. Rosen accepted Mr. Redding as an expert witness.

Mr. Ochab questioned Mr. Redding regarding the demographics on school children.

Meeting closed and opened to the public.

Meeting opened to anyone from the public who wishes to be heard.

Mr. Dave Cathcart, 130 Park Street addressed Mr. Redding.

Meeting closed to the public and returned to session.

Samuel Bellamy, Planner was sworn in and presented his qualifications. Mr. Rosen accepted Mr. Bellamy as an expert witness.

Mr. Ochab stated the variances required are for signs. The Board needs to consider if the waivers requested are reasonable and the design of site is acceptable.

Board discussion.

Mr. Garofalow motioned to approve the application with an understanding it complies with all state and local agencies and works with the fire department regarding the guard rails on the roof; that the boat ramp only be used for emergency purposes by the Ridgefield Park Fire Department and work with the Environmental Commission regarding the birds. Seconded by Mayor Anlian.

Comments on motion.

Mr. Rosen stated to amend the approval to include that the application complies with all state and local agencies as required and comply with the requirements and requests in Boswell's letter. Seconded by Mr. Garofalow.

Roll Call on Amendment:

MacNeill, Anlian, Rosen, Quinn, Garofalow, Visioli, Schmitt, Suarez

Roll Call on Mr. Garofalow's motion.

MacNeill, Anlian, Rosen, Quinn, Garofalow, Visioli, Schmitt, Suarez

OLD BUSINESS –

Mr. Ochab explained to the Board that the Commissioners have requested to include the Outwater building in the Industrial Avenue Redevelopment Plan, Block 1.03/Lots 8 and 9.

Mr. Rosen motioned to recommend that Mr. Ochab amend the original Redevelopment Plan to include Block 1.03 in the Redevelopment Plan. Seconded by Mr. Garofalow.

Roll Call: MacNeill, Anlian, Rosen, Quinn, Garofalow, Visioli, Schmitt, Suarez

Mr. Garofalow asked that going forward the Board start the meetings with the Pledge of Allegiance. All members agreed.

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk