

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

January 9, 2023

Regular Meeting

Meeting called to order 7:32 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, Rosen, Visioli, Suarez and Ms. Torres

Absent: Messrs. Anlian, Landolfi, Quinn, Garofalow, and Ms. Schmitt

Pledge of Allegiance

Election of Officers

Mr. Rosen stepped down as Chairman. Opened the floor to nominations. Mr. MacNeill nominated Mr. Rosen as Chairman. Seconded by Ms. Torres.

Roll Call: MacNeill, Rosen, Visioli, Torres, Suarez

Mr. Rosen nominated Stephen Quinn as Vice Chairperson. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Rosen, Visioli, Torres, Suarez

Mr. Rosen motioned to appoint Francine Orovitz as Board Clerk. Seconded by Ms. Torres.

Roll Call: MacNeill, Rosen, Visioli, Torres, Suarez

Mr. Rosen motioned to appoint Mr. Albert Birchwale as Board Attorney. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Rosen, Visioli, Torres, Suarez

Mr. Rosen introduced Mr. Joe Dunn of Boswell Engineering to the Board. Mr. Dunn has replaced Mr. Mike Kelly as the Village Engineer.

CORRESPONDENCE: None

COMMUNICATION AND BILLS:

Mr. Rosen motioned to approve a voucher from Albert Birchwale in the amount of \$468.75. RE: 66 Winant Avenue and a voucher in the amount of \$750.00 RE: Hampshire Venture Partners. Seconded by Ms. Torres.

Roll Call: MacNeill, Rosen, Visioli, Torres, Suarez

COMMENTS FROM THE PUBLIC: No One appeared.

Resolution
66 Winant Avenue
Block 123/Lot 39

Mr. Rosen asked if all Board members had received and read the resolution. All answered yes. Mr. Rosen motioned to approve the Resolution. Seconded by Ms. Torres.

Roll Call: MacNeill, Rosen, Visioli, Torres and Suarez

Site Plan
Thor River Road LLC
Block 1.03/Lots 8 and 9

Mr. Anthony Basile stated all noticing was done correctly and the Board may hear the application.

Mr. Jonathan Goodleman, Esq. addressed the Board. The application is for a preliminary and final site plan to remove and demolish a small portion of a building and construct five loading docks.

Mr. Robert Moschello, Professional Engineer, 265 Main Street, Gladstone, NJ. Mr. Moschello presented his qualification. Mr. Rosen accepted Mr. Moschello as an expert witness.

Exhibit A1, 1-9-23 – Neighborhood Aerial Exhibit

Exhibit A2 – 1-9-23 – Site specific aerial exhibit. 13,000 sq. feet of building to be demolished.

Exhibit A3 – 1-9-23 – Google Earth image of site.

Exhibit A4 – 1-9-23 – Site Plan rendering.

Exhibit A6 – 1-9-23 – Lighting Exhibit

Items 10-33 from the Boswell report will be complied with for condition of approval.

David Novak, Planner, Burgiss Assoc., 25 Westwood Avenue, Westwood, NJ. Mr. Novak presented his qualifications. Mr. Rosen accepted Mr. Novak as an expert.

Exhibit A7 – 1-9-23 – 24 River Road Renovation. Four photos taken on 1-5-23.

Mr. Ochab stated the application conforms to Redevelopment Plan new zoning criteria better than the old I3 because of the building coverage. Therefore, in his opinion there are no deviations to the Redevelopment Plan and no other variances required.

The applicant has not applied to Bogota because the only improvement and demolition request is in the Village. A small piece of the building may be demolished in Bogota and if it becomes an issue, they will obtain a permit from the Bogota Building Dept.

Mr. Dunn stated the applicant has agreed to comply with all comments from the Engineering report. The waivers are acceptable, and the only variance is for lighting.

The meeting was 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.

Closed the meeting to the public.

Mr. Rosen motioned to approve the application with the following conditions: Requirement of Item #7 in the Boswell Engineering report including delineation of the flood plain and wetlands on the plan, waiver for an environmental impact report and circulation, waivers for existing nonconforming yard requirements and a variance for the lighting levels and the application be subject to approval and permits from any governmental agencies having jurisdiction over the project and that the applicant will pay the required filing fees from the Village of Ridgefield Park and be in compliance with Boswell Engineering's letter dated January 23, 2023. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Rosen, Visioli, Torres, Suarez

Mr. Ochab's Report.

Review of the old Skymark Redevelopment Project and the Hampton Inn. The Hampton Inn has requested help regarding the Redevelopment Plan. A decision needs to be made on whether to do a rezoning of the area instead of a new redevelopment plan.

OLD BUSINESS - None

NEW BUSINESS - None

Mr. Rosen motioned to adjourn the meeting. Seconded by Ms. Torres.

Respectfully submitted,
Francine Orovitz, Board Clerk