

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

March 20, 2023

Regular Meeting

Meeting called to order 7:30 pm.

Mr. Garofalow 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, Landolfi, Garofalow, Visioli, Ms. Torres and Ms. Schmitt

Absent: Messrs. Rosen, Anlian, Quinn, Suarez

Pledge of Allegiance

Mr. Visioli motioned to approve the March 6, 2023, minutes. Seconded by Mr. MacNeill.

Roll Call: MacNeill, Visioli, Schmitt

**CORRESPONDENCE:** None

**COMMUNICATION AND BILLS:**

Ms. Torres motioned to approve a voucher from the New Jersey Planning Organization in the amount of \$121.00. Seconded by Mr. Visioli. RE: Mr. Suarez mandatory training.

Roll Call: MacNeill, Landolfi, Garofalow, Visioli, Torres, Schmitt

Mr. MacNeill motioned to approve a voucher from Albert Birchwale for \$1125.00. Seconded by Mr. Visioli.

Roll Call: MacNeill, Landolfi, Garofalow, Visioli, Torres, Schmitt

Ms. Torres motioned to approve a voucher from Boswell Engineering in the amount of \$1480.00. RE: 30 Bergen turnpike. Seconded by Ms. Schmitt.

Roll Call: MacNeill, Landolfi, Garofalow, Visioli, Torres, Schmitt

**COMMENTS FROM THE PUBLIC:** No One appeared.

**Resolution**

Berkzup Ridgefield, LLC  
2 Bergen Turnpike  
Specialty RX Site Plan Application  
Block 149 Lots 1, 2, 2.01, 3 and 3.01

## **Mezzanine**

Mr. Birchwale reviewed the Resolution for the Board.

Mr. MacNeill motioned to approve the Resolution. Seconded by Ms. Schmitt.

All in favor. Aye.

## **Site Plan**

2 Bergen LLC

30 Bergen Turnpike

Block 149 Lot 7, 7.01 and 8

Partial Expansion to an existing building

Mr. Benjamin Wine, Esq., Prime and Tuvel, attorney for Consolidated Packaging addressed the Board. The application is to add a vaulted addition to the building. The applicant has been in this location for sixteen years. The addition will not add any employees. It is needed because they have run out of storage space.

Mr. Wine reviewed the variances and waivers.

1. Building coverage – permitted is 30% current 51.9% proposed to increase to 59.42%.
2. Number of parking spaces. 135 required 59 onsite. Requirement increased by 11 spaces because of increase in building. Proposing no change to current 59 spaces.
3. Waivers: Parking spaces, 9x18. Ordinance is 9x19.
4. Width of drive aisle. 24' wide. Ordinance 25' wide.
5. Lighting deviation. One foot candle permitted. Proposing downlighting in loading area.

Mr. Birchwale noticing was complete and satisfactory. The Board has jurisdiction to hear the application.

Mr. Ruben Gross, Architect, was sworn in and presented his qualifications. Mr. Garofalow accepted Mr. Gross as an expert.

Exhibit A1 – Google Maps photo of site. Proposal to building a new one story building above the current loading decks.

Drawing A2 – Modifications to offices.

Drawing A3 – Proposal of new building. 22,000 sq. ft. of open space. 5600 sq. ft. of offices.

Drawing A4 – Roof. Solar panels where mechanicals are now.

Exhibit A2 – Signage indicated but will be removed, dated 3/17/23.

No questions from the Board.

Steven Koestner, Civil Engineer was sworn in and presented his qualifications. Mr. Garofalow accepted Mr. Koestner as an expert.

Mr. Koestner reviewed the Site Plan submitted.

Sheet 1 dated 3/10/22. Site Plans 12/23/22 submitted to the Board. There will be no increase to the impervious coverage.

Sheet 4 – Landscaping Plan

Sheet 3 – Circulation Plan

Mr. Koestner reviewed the fire lanes.

Mr. Ochab stated there will be a development fee for housing required by the State. Mr. Ochab will do the calculations, but the tax assessor will determine the number.

Mr. Matthew Flynn, Planner, was sworn in and presented his qualifications. Mr. Garofalow accepted Mr. Flynn as an expert.

Exhibit A3 – Four pages of aerial drone shots 2/21/23.

Sheet 1 – Shows site looking north.

Sheet 2 – View of the Hackensack River and residential area.

Sheet 3 – Northern side of building with parking spaces on easement.

Sheet 4 – View of the river, railroad tracks and Bergen Turnpike.

Location is remote.

Mr. Flynn stated there will not be any substantial detriment to the public or storm water. No increase to the current footprint or the impervious coverage.

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. Wine thanked the Board and summarized the application.

No questions from the Board.

Mr. Garofalow motioned to approve the application subject to the following conditions:

Parking sizes, parking spaces, lot coverage design waiver and submit circulation and site plans drawing to the Fire Department for approval. Second by Mr. MacNeill.

Roll Call: MacNeill, Landolfi, Garofalow, Visioli, Torres, Schmitt

### **Mr. Ochab's Report.**

Mr. Ochab reviewed:

- Changes to the Zoning Map

- Skymark property
- Drive through businesses.
- Changes to Chapter 96A.
- Modifications to the fee schedule.

Will send the updated 96A prior to the next meeting.

**OLD BUSINESS** - None

**NEW BUSINESS** - None

Mr. MacNeill motioned to adjourn the meeting. Seconded by Ms. Schmitt.

Respectfully submitted,  
Francine Orovitz, Board Clerk