

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

November 3, 2014

Regular Meeting

Meeting called to order 8:03 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.

Mrs. Orovitz swore in Mr. Kevin Avery, Member and Mr. Mark Olson, 2nd Alternate.

Roll Call:

Present	Messrs. Anlian, O'Grady, Garofalow, Avery, Olson, Ms. Kowalchuk, and Ms. Perrotta
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Absent	Messrs. Rosen, MacNeill, Landolfi, and Ms. Borkowski
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Mr. Garofalow motioned to approve the minutes of the October 20, 2014 meeting.
Seconded by Ms. Perrotta

Roll Call: Anlian, Kowalchuk, O'Grady, Garofalow and Perrotta

COMMUNICATION AND BILLS:

- Environmental Leadership: Rising to the Challenge
- Minutes from the Historic Preservation commission 9/25/14
- Mayors Advisory RE: COSH deadlocks and does not advance proposed regulations 10/21/14
- Public Notice Borough of Bogota – CBS Outdoor, LLC RE: Billboard on North Avenue
- Mayors Advisory RE: COAH Update 9/12/14

Mr. Garofalow moved payment of a voucher from Blue Dog Graphics in the amount \$93.84 for Zoning Regulations Books. Seconded by Perrotta.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow, Perrotta, Olson

Mr. Garofalow moved payment of a voucher from Patrick Quirk, Esq. in the amount \$350.00. Seconded by Perrotta.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow, Perrotta, Olson

Mr. Garofalow moved payment of a voucher from Patrick Quirk, Esq. in the amount \$212.50 for call and correspondence from Paul Kaufmann. Seconded by Perrotta.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow, Perrotta, Olson

Mr. Garofalow moved payment of a voucher from Fed Ex in the amount \$27.10 for package delivered to Allen Bell, Esq. Seconded by Perrotta.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow, Perrotta, Olson

Ms. Kowalchuk moved payment of a voucher from Jacobs and Bell, PA in the amount \$62.50 for Unity Fuels. Seconded by Garofalow.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow, Perrotta, Olson

Mr. Garofalow moved payment of a voucher from Boswell Engineering in the amount \$1026.00 for Unity Fuels. Seconded by Anlian.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow, Perrotta, Olson

Ms. Kowalchuk moved payment of a voucher from Jacobs and Bell, PA in the amount \$62.50 for Unity Fuels. Seconded by Garofalow.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow, Perrotta, Olson

COMMENTS FROM PUBLIC: No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application

United Rentals

222 Bergen Turnpike

Block 147/Lot 5

Mr. Michael Sullivan, Esq. of Stickel, Koenig, Sullivan & Drill, LLC presented the application to the Board.

Mr. Birchwale stated he reviewed the noticing and all is satisfactory.

Ms. Kowalchuk stated taxes are current on the property.

Mr. Roberto Costa, Engineer, 325 S. River Street, Hackensack, NJ was sworn in. Mr. Garofalow motioned to accept Mr. Costa as an expert. Seconded by Ms. Perrotta

Mr. Costa was accepted as an expert by the Board.

Mr. Costa, presented the plans to the Board. The plans were marked at Exhibit A-1, revised plans 10/20/14.

Mr. Sullivan reviewed Boswell Engineering's report with Mr. Costa.

The green folder entitled Submittals for United Rentals Fueling Facility in Ridgefield Park was marked as Exhibit A-2. This exhibit contains brochures from the manufacturer.

Mrs. Orovitz will follow up with OEM, Fire Marshal and Police Department regarding any comments they may have on this application.

Meeting opened to anyone inside 200' of this application that wishes to be heard.

Mr. Juan Carlos Nordello of 43 Teaneck Road wanted to be heard. Mr. Carlos was sworn in. Mr. Carlos' issue is with ponding, flooding and drainage. Mr. Costa responded to Mr. Carlos' concerns.

Ms. Julia Aleman of 43 Teaneck Road wanted to be heard. Ms. Aleman was sworn in. Ms. Aleman's issue is flooding. Mr. Costa responded to Ms. Aleman.

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

Ms. Kowalchuk motioned to close the meeting to public.

The Board discussed the application.

The Board returned from executive session.

Mr. Garofalow motioned to approve application as presented subject to approval by Boswell Engineering, the Village Fire Marshal, OEM and the Police Dept. Seconded by Mr. Anlian.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow

Application approved.

OLD BUSINESS: None

NEW BUSINESS: Appointment of new Board attorney

Ms. Kowalchuk motioned to appoint Mr. Albert Birwale, Esq. as the new Board attorney.

Roll Call: Anlian, Kowalchuk, Avery, O'Grady, Garofalow, Perrotta, Olson

Meeting adjourned at 8:57 p.m.

Respectfully submitted,

Francine Orovitz
Board Clerk