

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

September 14, 2015

Regular Meeting

Meeting called to order 8:02 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. Anlian, Rosen, Garofalow, Ms. Kowalchuk, Ms. Borkowski and Ms. Perrotta

Absent Messrs. Mac Neill, Landolfi, O'Grady, Avery, Olson

Mr. Anlian joined meeting at the 8:05 p.m.

Mr. Rosen motioned to approve the minutes of the August 3rd meeting. Seconded by Mr. Garofalow.

Roll Call: Rosen, Garofalow, Kowalchuk, Borkowski, Perrotta

COMMUNICATION AND BILLS:

- County of Bergen Department of Planning and Engineering RE: Approval of 50 Challenger Rd. ADA updates. Garage expansion
- PlanSmart NJ letter to Mayor RE: Roundtable 9/1/15
- State of NJ Department of Transportation RE: Complete Streets Summit – October 26, 2015 8/31/15
- Flood Hazard Area Permit Application RE: Bell Drive, Ridgefield, NJ
- Borough of Little Ferry Approved Amendment to the Re-Examination Report of the Master Plan. 9/1/15

Mr. Rosen moved payment of a voucher from New Jersey Planning Officials in the amount of \$114.00 RE: Mandatory Training Kevin Avery. Seconded by Garofalow

Roll Call: Anlian, Rosen, Garofalow, Kowalchuk, Borkowski, Perrotta

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Continuation of Site Plan Application

108 Bergen Turnpike

Mr. Yoan Medrano

Mr. Rosen stated Mr. Medrano submitted revised site plans dated 8/13/15 showing the proposed 8x8 utility room per the request of the Board. Mr. Medrano acknowledged the side yard set back will be the same as the rear of the building which is existing 3.5'.

Mr. Rosen explained to Mr. Medrano he will need engineering drawings for the Building Dept.

Any questions from the Board.

Mr. Birchwale is concerned regarding the setbacks not shown on the new survey. Mr. Rosen stated the survey shows that the new addition will have the same setback as the back corner of the house to the property line. The addition will be located behind the open porch. The variances required are all pre-existing non-conforming: lot area, lot width, front yard set back, side yard and building coverage. The resolution will state that the proposed utility room will have a minimum side yard of 3.5' and be one story.

Meeting closed to public.

Open meeting to 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 public.

Mr. Rosen motioned to approve the one story utility room addition including the pre-existing non-conforming variances. The new addition will be setback a minimum of 3.5' from the northern property line. Seconded by Kowalchuk.

Roll Call: Anlian, Rosen, Garofalow, Kowalchuk, Borkowski and Perrotta

Final Site Plan Application Phase A

Eagles Nest Development and Urban Renewal, LLC

Skymark Center

Mr. Birchwale stated noticing has been completed and is satisfactory.

Mr. Karl Kemm, Esq. presented to the Board.

Mr. John Cote of Langan Engineering presented the revisions to the Board.

Mr. Rosen presented an email from Ken Ochab to Mr. Kemm and Mr. Cote. Mr. Cote reviewed the email and addressed Mr. Ochab's concerns.

Exhibit A1 – Master Site Plan CS1019000 dated last revised 8/26/15

Exhibit A2 – Master Grading and Drainage Plan CG1019000 dated last revised 8/26/15

Mr. Cote stated all changes to the plans made are only ones required by the Village Professionals and DEP.

Exhibit A3 – Fire Truck Turning CP1019000 Dated last revised 8/26/15. Page 11 of 50.

Mr. Kemm stated the presentation is complete.

Questions from the Board.

Mr. Garofalow would like to see a plan on how to maintain the screening of the drafting site. Mr. Cote addressed this issue.

Mr. Rosen noted that lighting should be checked in six months for adequacy. Mr. Cote agreed with condition.

Open meeting to 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.

Mr. Thomas Blumenthal, 143 Main Street, Ridgefield Park, NJ was sworn in. Mr. Blumenthal questioned Mr. Cote.

Meeting closed to public.

Mr. Rosen motioned to approve the application Final Site Plan Phase A Infrastructure for Skymark Center be approved subject to the applicant addressing any remaining items that the Board Professionals and the Village Officials and employees at time of final site plan. Applicant shall comply with all conditions with the Municipal Land Use Law and redevelopment plan. The applicant shall comply with all applicable laws, rules regulations and ordinances applicable to the property including but not limited to the NJ Turnpike Authority, NJ Dept. of Transportation, NJDEP, Bergen County Soil Conservation District, Bergen Count Planning Board and all local fire official and federal and state and local agencies. The approval is subject to the applicant receiving any all necessary approvals by all local and federal agencies including but not limited to the NJ Turnpike Authority, NJ Dept. of Transportation, NJDEP, Bergen County Soil Conservation District, Bergen Count Planning Board US Fish and Wildlife.

Seconded by Garofalow

Roll Call: Anlian, Rosen, Garofalow, Kowalchuk, Borkowski, Perrotta

OLD BUSINESS: None

NEW BUSINESS: None

Mr. Rosen motioned meeting be adjourned at 9:00 p.m. Seconded by Garofalow.

Respectfully submitted,

Francine Orovitz
Board Clerk