

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

July 6, 2015

Regular Meeting

Meeting called to order 7:09 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. Mac Neill, Anlian, Rosen, Garofalow, Olson,
 Ms.Borkowski and Ms. Perrotta

Absent Messrs. Landolfi, O'Grady, Avery, Ms. Kowalchuk

Mr. Anlian joined meeting at the 7:17 p.m. Ms Borkowski joined the meeting at 8:05 p.m.

Ms. Perrotta motioned to approve the minutes of the May 4th meeting. Seconded by Mr. Olson.

Roll Call: Mac Neill, Rosen, Garofalow, Perrotta, Olson

Mr. Garofalow motioned to approve the minutes of the June 1st meeting. Seconded by Commissioner Mac Neill.

Roll Call: Mac Neill, Garofalow, Perrotta, Olson

COMMUNICATION AND BILLS:

- Letter from NJ Turnpike Authority RE: 100 Challenger Road 6/10/15
- Freshwater Wetlands Application RE: 100 Challenger Road June 2015
- Letter from PSE&G RE: Flood Hazard Area Hardship Exception 6/16/15
- Letter from Neglia Engineering Associates RE: NJDEP Permit Notification 205 Bergen Turnpike and 9 Lakeview Ave Borough of Little Ferry 6/8/15
- Letter from Avalon Bay RE: Affordable Housing Service List 6/4/15
- Letter from County of Bergen, Historic Preservation Advisory Board 5/29/15
- Application for Soil Erosion and sediment Control Plan Certification RE: 50 Challenger Road 5/28/15

Mr. Rosen moved payment of a voucher from Rocciola Engineering, LLC in the amount of \$1027.50 RE: Skymark. Seconded by Garofalow.

Roll Call: Mac Neill, Rosen, Garofalow, Perrotta, Olson

Mr. Rosen moved payment of a voucher from Albert Birchwale, Esq. in the amount of \$781.25 RE: 100 Challenger Road. Seconded by Garofalow.

Roll Call: Mac Neill, Rosen, Garofalow, Perrotta, Olson

Mr. Rosen moved payment of a voucher from Boswell McClave Engineering in the amount of \$348.00 RE: 100 Challenger Road. Seconded by Garofalow.

Roll Call: Mac Neill, Rosen, Garofalow, Perrotta, Olson

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

**Site Plan Resolution – Application #060115
100 Challenger Road Partners
100 Challenger Road
Block 24.02/Lot 2**

Mr. Olson read the Resolution into the Record.

Mr. Olson motioned to approve the Resolution. Seconded by Garofalow.

Roll Call: Mac Neill, Anlian, Garofalow, Perrotta, Olson

**Site Plan Application
Eagles Nest Development and Urban Renewal, LLC
Skymark Center**

Mr. Karl Kemm, Esq. presented to the Board. Mr. Kemm stated they presented their initial application to the Board on May 4, 2015.

Mr. Birchwale, Board Attorney, requested Mr. Kemm state the applicant consents to waive the 95 day statutory period for approval by the Board for the site plan because there is potential the application will go beyond the 95 days.

Mr. John Cote, who was still under oath from the May meeting, addressed the Board regarding comments and changes that have been addressed from the Board, Professionals and Chief Doug Hansen, Fire Marshal. Mr. Cote met with professionals on May 28, 2015 and has responded to the professionals. Mr. Cote recapped Chief Hansen's comments.

Exhibit #A6 – Master Site Plan CS1019000 Page 4 of 31. Resubmitted plans revised date 6/25/15.

Chief Hansen requested two fire hydrants be added, one at the south end and one below Skymark Boulevard and the overall site layout increase from 24' to 25'. He also asked to have a boat launch looked into.

Mr. Cote received the letter from Hatchmott MacDonald regarding sanitary sewer systems and water lines. Eagle Nest Development is filing the application with United Water regarding the interconnecting lines.

Exhibit A7 – Master Utility Plan CU101900 Page 18 of 31. Revised 6/25/15.

Mr. Kemm presented Mr. David Babbitt, Planner, PO Box 922, Frazer, PA. 19355, License #33LI00578900, which expires May 2016 to the Board. Mr. Babbitt was accepted as an expert witness and was sworn in.

Mr. Babbitt reviewed his analysis and the Impact Statement.

Exhibit A8 – Impact Analysis Statement dated 6/29/15

Exhibit A9 – Mr. Babbitt's letter re: DPW 6/29/15.

Mr. Kenneth Ochab responded to Mr. Babbitt's presentation.

Mr. Kemm presented Mr. Francis Reiner, Planner, 777 Terrace Avenue, Hasbrouck Heights, NJ License #33L100616700 to the Board.

Mr. Reiner was accepted as an expert witness and was sworn in. Mr. Reiner discussed the negative and positive criteria and the RSIS waivers.

Mr. Kenneth Ochab responded to Mr. Reiner's presentation.

Mr. Kemm reviewed the Phasing Schedule with the Board.

Exhibit A10 – General Development Plan Estimated Phasing Schedule.

Mr. Kemm stated the presentation was complete.

Mr. Kemm asked the Board to approve the General Development Plan, the Preliminary Site Plan, Major Roadways and variances and waivers be approved.

Mr. Ochab spoke regarding the approval.

Mr. Kemm responded to Mr. Ochab.

Mr. Cote discussed the permit process and where the applicant currently is.

Mr. Birchwale spoke regarding the resolutions drafted by Mr. Kemm.

The Board took a break from 8:52 to 8:57 p.m.

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 the public.

Mr. Rosen motioned that the General Development Plan be approved subject to the applicant receiving any and all approvals from all federal, state and local agencies including the NJ Turnpike Authority, the Bergen County Planning Board, NJ DEP and Bergen County Soil Conservation. Seconded by Mr. Anlian.

Roll Call: Mac Neill, Anlian, Rosen, Garofalow, Borkowski, Perrotta, Olson

Mr. Rosen motioned that the Preliminary Site Plan for Infrastructure Phase A be approved and the applicant shall comply with the applicable laws and regulations and all approvals from all federal, state and local agencies including the NJ Turnpike Authority, the Bergen County Planning Board, NJ DEP and Bergen County Soil Conservation. Seconded by Mr. Anlian.

Roll Call: Mac Neill, Anlian, Rosen, Garofalow, Borkowski, Perrotta, Olson

OLD BUSINESS: None

NEW BUSINESS: None

Mr. Rosen motioned meeting adjourned at 9:03 p.m. Seconded by Anlian.

Respectfully submitted,

Francine Orovitz
Board Clerk