

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

June 1, 2015

Regular Meeting

Meeting called to order 8:00 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.

Roll Call:

Present Messrs. Mac Neill, Anlian, O'Grady, Garofalow, Avery, Olson,
 Ms. Kowalchuk and Ms. Perrotta

Absent Messrs. Landolfi, Rosen, Ms. Borkowski

Mr. Anlian joined meeting at the 8:04 p.m.

COMMUNICATION AND BILLS:

- Letter from County of Bergen Department of Planning and Economic Development 5/26/15.
- Mayors Advisory RE: Local Authority Limited as Office of Management and Budget Approved FCC Rules Regarding Cell Tower collocation. 5/21/15.
- Membership Advisory RE: Weekly Policy Update 5/22/15
- Letter from Boswell Engineering RE: Storm Water Management for Skymark 5/19/15
- Letter from Boswell engineering RE: Site Plan Application – Skymark 5/1/15
- Application for Soil Erosion and Sediment Control Plan Certification – 100 Challenger Road. 5/21/15

Ms. Kowalchuk moved payment of a voucher from Albert Birchwale, Esq. in the amount of \$875.00 RE: Skymark. Seconded by Garofalow.

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

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application

Eagles Nest Development and Urban Renewal, LLC

Skymark Center

Mr. Karl Kemm, Esq. appeared before the Board to request an adjournment of Skymark's hearing until the July 6th meeting. He also requested that they be heard on July 6th and August 17th and requested the meetings commence at 7:00 p.m.

M. Kowalchuk motioned to approve the 7:00 p.m. start time for the July 6th and the August 17th meetings. Seconded by Garofalow.

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

Ms. Orovitz will notice the change of meeting time.

Site Plan Application
100 Challenger Road LLC
100 Challenger Road
Block 24.02/Lot 2

Mr. Anthony Cialone stated noticing has been completed, Record Notice and Proof of Service.

Mr. Kelly wanted to put on record the owner of the property is 100 Challenger Road Partners, LLC and not 100 Challenger Road LLC as noted on the application.

Mr. Kevin Kelly, Esq. presented to the Board.

Mr. Kelly stated the applicant wishes to add 57 parking spaces from the original Hartz Mountain Plan. This an amendment to the initial site plan approval granted to Hartz Mountain.

Mr. Lawrence Rappaport, CEO of KABR, 230 West 5th St., New York, NY was sworn in. Mr. Rappaport believes this will be an improvement to the site.

Mr. Rappaport stated the property is under-parked by today's standards.

Mr. Michael Intile, Planner/Engineer, 525 Bayview Drive, Toms River, NJ was sworn in.

Mr. Kelly presented Mr. Intile's credentials to the Board. Mr. Intile was accepted as an expert witness.

Mr. Intile prepared the amended Site Plan. Exhibit A1 – Amended Site Plan.

Existing site 7.4 acres with an 8 story building. Current parking count is 137 and would like to add 57 along with additional lighting and trees.

Additional approvals from the NJ Turnpike, the Bergen County Soil District and Bergen County Planning Board and the DEP are required. Applications have been submitted to all.

Mr. Intile has reviewed Boswell Engineering's reports and will comply with their request.

Mr. Kelly stated Mr. Intile is also a Planner for the State of New Jersey. Mr. Intile stated this application is a C2 Variance. Mr. Intile stated the application meets the positive and negative criteria. The application meets all conditions of the zoned plan.

Mr. Garofalow asked Mr. Intile about the impact for fire access. Mr. Intile explained that the new parking will not interfere with fire access.

Comments from the Public. No One appeared.

Board went into an Executive Session.

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.

Mr. Garofalow motioned that the application be approved subject to Boswell's letters of March 6th and May 26th and fire department access is maintained. Seconded by Mr. O'Grady.

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

OLD BUSINESS: None

NEW BUSINESS: None

Ms. Kowalchuk motioned meeting adjourned at 8:47 p.m. Seconded by Anlian.

Respectfully submitted,

Francine Orovitz
Board Clerk