

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

May 4, 2015

Regular Meeting

Meeting called to order 8:00 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. MacNeill, Anlian, Landolfi, Rosen, O'Grady, Garofalow,
Avery, Olson, Ms. Kowalchuk, Ms. Borkowski, and Ms. Perrotta

Absent N/A

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

Mr. Rosen motioned to approve the minutes of the April 20, 2014 meeting. Seconded by Ms. Perrotta.

Roll Call: Rosen, O'Grady, Kowalchuk, Avery, Perrotta, Olson

COMMUNICATION AND BILLS:

- New Jersey Planner March/April

Mr. Rosen moved payment of a voucher from Albert Birchwale, Esq. in the amount of \$343.75 RE: Application for 336 Fifth Street. Seconded by Garofalow.

Roll Call: Mac Neill, Anlian, Landolfi, Rosen, O'Grady, Garofalow, Kowalchuk, Borkowski, Avery

Mr. Rosen moved payment of a voucher from Albert Birchwale, Esq. in the amount of \$906.00 RE: Skymark. Seconded by Garofalow.

Roll Call: Mac Neill, Anlian, Landolfi, Rosen, O'Grady, Garofalow, Kowalchuk, Borkowski, Avery

Mr. Rosen moved payment of a voucher from Francine Orovitz in reference to overnight mailing in the amount of \$50.04. Seconded by Borkowski.

Roll Call: Mac Neill, Anlian, Landolfi, Rosen, O'Grady, Garofalow, Kowalchuk, Borkowski, Avery

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Resolution Application #04-01-15
336 Fifth Street
Feliciano Corona
Block 5/Lot 29

Mr. Rosen read the Resolution into the record. Mr. Rosen motioned to approved Resolution. Seconded by Ms. Kowalchuk.

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

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

Mr. Birchwale stated noticing requirements are satisfactory.

Mr. Karl Kemm, Esq. presented to the Board. He stated he has reports from Boswell Engineering dated May 1, 2015, Mr. Ochab dated April 20, 2015 and Mr. Rocciola dated April 28, 2015. Mr. Kemm gave an overview of the application. The application is now a formal application for the General Development Plan the Individual Site Plans.

Mr. John Cote, Civil Engineer, of Langan Engineering presented his qualifications to the Board. The Board accepted him as an expert.

Mr. Cote reviewed what has already been presented to the Board during the conceptual process.

Exhibits:

- A1 – Overview of Site Plan Egress Movement. Dated May 4, 2015.
- A2 – Master Site Plan. Drawing 4 of 31. Dated March 30, 2015.
- A3 – Master Grading and Drainage Plan. Page 11 of 31. Dated March 30, 2015.
- A4 - Tidal Master Utility Plan. Page 13 of 31. Dated March 30, 2015.
- A5 – Master Lighting Plan. Page 25 of 31. Dated March 30, 2015.

Mr. Cote will send plans to Mr. John Rolack from Hatch Mott MacDonald, along with a memo regarding permitting.

Mr. Cote discussed the existing eagles nest. The application may have to be amended in the future to accommodate the eagles if the eagles choose the man made nest

Mr. Rosen listed other documents submitted. 1) Storm water Management Report; 2) Memorandum regarding permitting.

Mr. Cote discussed the documents.

The Board took a break at 9:17 p.m.

The Board reconvened at 9:26 p.m.

Mr. Ken Ochab of Ochab Associates was sworn in and accepted as an expert.

Mr. Ochab addressed the Board and discussed his report.

Mr. Judd Rocciola of Rocciola Engineering was sworn in and accepted as a witness.

Mr. Rocciola addressed the Board and discussed his report.

Mr. Cote presented the Preliminary Site Plan.

Phase A – Primary Roadways and Utilities

Exhibit A2 – Master Site Plan. Principal road connecting Challenger Road, Skymark Boulevard and Bergen Turnpike.

Four items requesting waivers through the RSIS.

Mr. Cote will address Boswell Engineering's comments and Mr. Ochab's comments before the June 1st meeting.

Mr. Karl Kemm requested to adjourn the hearing until the June 1st meeting with no further notice by the applicant.

Motioned to approve by Mr. Rosen. Seconded by Mr. Garofalow.

OLD BUSINESS: None

NEW BUSINESS:

Mr. Rosen motioned meeting adjourned at 10:23 p.m. Seconded by Garofalow.

Respectfully submitted,

Francine Orovitz
Board Clerk