

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

October 2, 2017

Regular Meeting

Meeting called to order 8:04 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. Anlian, Olson, Garofalow, Avery, Ms. Kowalchuk,
Ms. Perrotta and Ms. Torres

Absent Messrs. MacNeill, Landolfi, Rosen and Ms. Borkowski

Ms. Kowalchuk moved to approve the minutes of the September 11, 2017 meeting.
Seconded by Mr. Garofalow.

Roll Call: All in Favor. Aye.

COMMUNICATION AND BILLS:

- Green Team Minutes August 2017
- New Jersey Planner July and August
-

COMMENTS FROM PUBLIC:

No one from the public appeared.

REPORTS OF OFFICERS AND COMMITTEES:

Site Plan Application
Michael Ryan
61 Overpeck Avenue
Block 109/Lot 4

Mr. Ryan has requested an adjournment of the hearing until the November 6th meeting.
via a letter sent to the Board.

Motion to grand adjournment with no further noticing required by Ms. Kowalchuk.
Seconded by Ms. Perrotta.

Roll Call: Anlian, Olson, Garofalow, Kowalchuk, Avery, Perrotta, Torres.

Site Plan Application
KABR
65 Challenger Road
Block 24.03/Lot 3

Mr. Birchwale stated all noticing was done correctly for the three applications 65, 75 and 105 Challenger Road. Noticing was marked as KABR1 for identification purposes.

Mr. Kevin Kelly, Esq. presented the application to the Board. Mr. Kelly stated application was initially filed by sign fabricator and there are three sites each with a separate application. The KABR Group is the applicant for all three applications as they own 65 and manage 75 and 105 Challenger Road. The Board reviewed the application for a conceptual review in May.

Mr. Robert Costa of Costa Engineering Corp., 325 So. River Street, Suite 302, Hackensack, NJ 07601 was sworn in. Mr. Garofalow motioned to accept Mr. Costa as an expert. Mr. Costa was accepted as an expert witness.

Mr. Costa presented the drawings to the Board.

Photo was marked as KABR2.

A1 - 65 Challenger Road
A2 - 75 Challenger Road
A3 - 105 Challenger Road

The size of all the signs requested is 40 square feet. Mr. Kelly, Mr. Costa and a representative from KABR met with Mr. Landolfi at the site for all three signs to determine the size of the sign and if they would impact the site triangle or not. The signs will not impact the site triangle and will be set off of the easements. All the signs will meet the Uniform Traffic Control Devices and all requirements from the Village Engineer, the Construction Official and the Planning Board. KABR will be responsible for maintaining the landscape around the signs.

Mr. Ronald Franco, CAD Signs, 169 Lodi Street, Hackensack, NJ was sworn in.

Mr. Kelly asked Mr. Franco if the signs would be illuminated. Mr. Franco stated yes. The lighting will be internally led illuminated. A review will be done in six months to determine if the illumination is satisfactory.

Mr. Richard Guido, KABR, 100 Challenger Road, Ridgefield Park, NJ was sworn in.

Mr. Kelly asked Mr. Guido if KABR will comply with all requirements of the Board and the Village. Mr. Guido stated yes.

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. Garofalow motioned to grant variances for the size of the sign, setback and site plan. Seconded by Commissioner Anlian.

Roll Call: Anlian, Olson, Garofalow, Kowalchuk, Avery, Perrotta, Torres

KABR Group
75 Challenger Road
Block 24.03/Lot 4.01

Mr. Birchwale stated all noticing is satisfactory.

Mr. Kelly presented the application to the Board. Mr. Costa prepared the plans for this application. The size of this sign is the same as the one for 65 Challenger Road. Mr. Kelly confirmed the testimony of Mr. Costa will concur with the testimony for 65 Challenger Road. All signs will be of the same size.

Mr. Franco stated sign will be compliant and lit just like the sign approved for 65 Challenger Road. The sign can be changed if a tenant changes.

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. Garofalow motioned to grant variances for the size of the sign, setback and site plan approval. Seconded by Commissioner Anlian.

Roll Call: Anlian, Olson, Garofalow, Kowalchuk, Avery, Perrotta, Torres

KABR Group
105 Challenger Road
Block 24.03/Lot 4.01

Mr. Birchwale stated all noticing is satisfactory.

Mr. Costa stated the sign will be the same size as the applications for 65 and 75 Challenger Road. This site, the sign will be outside of the recorded easements. Eye Level owns this site, but KABR will work out an access agreement with KABR for sign maintenance.

Mr. Franco confirmed the sign will be the same as in the application for 65 and 75 Challenger Road.

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. Garofalow motioned to grant variances for the size of the sign, setback, site plan approval. Mr. Garofalow asked the have tree maintenance put into the Resolution. Seconded by Commissioner Anlian.

Roll Call: Anlian, Olson, Garofalow, Kowalchuk, Avery, Perrotta, Torres

NEW BUSINESS (None)

OLD BUSINESS (None)

Ms. Kowalchuk motioned meeting adjourned. Seconded by Mr. Garofalow.

Respectfully submitted,
Francine Orovitz
Board Clerk