

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

February 7, 2022

Regular Meeting

Meeting called to order 7:32 pm.

Election of Officers

Mr. Rosen stepped down as Chairman. Opened the floor to nominations. Mayor Anlian nominated Mr. Rosen as Chairman. Seconded by Mr. MacNeill.

Mr. Rosen nominated Stephen Quinn as Vice Chairperson. Seconded by Mayor Anlian.

Mr. Rosen motioned to appoint Mr. Albert Birchwale as Board Attorney. Seconded by Mayor Anlian.

Mr. Rosen motioned to appoint Francine Orovitz as Board Clerk. Seconded by Mr. Visioli.

Roll Call: MacNeill, Anlian, Rosen, Visioli, Suarez

The meeting was called back to order.

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, Rosen, Visioli and Suarez

Absent: Messrs. Landolfi, Quinn, Garofalow, Ms. Torres and Ms. Schmitt

Mayor Anlian moved to approve the minutes from the December 6, 2021. Seconded by Mr. Suarez.

Roll Call: Anlian, Visioli, Suarez

COMMUNICATION AND BILLS:

- Application for Soil Erosion and Sediment Control Plan Certification 60 Challenger Road.
- Live Interactive Webinars Flyer
- Public Notice to landowners RE: Block 148/Lots 1, 1.01, 2, 2.01, 3, 3.01, 4 and 4.01. RE: Application to NJDEP

Mr. Rosen motioned to approve two vouchers from Ken Ochab in the amounts of \$2497.50 RE: 64 Challenger Road and \$8125.00 RE: Master Plan. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Rosen, Visioli, Suarez

Mr. Rosen motioned to approve two vouchers from Albert Birchwale in the amounts of \$468.75 RE: 88 Central Avenue and \$1365.00 RE: 95 Challenger Road. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Rosen, Visioli, Suarez

Mr. Rosen motioned to approve four vouchers from Boswell Engineering in the amounts of \$475.00 RE: 60 Challenger Road, \$5874.93 RE: Hampshire Ventures, \$95 RE: 60 Challenger Road and \$247.50 RE: Hampshire Ventures \$8125.00. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Rosen, Visioli, Suarez

COMMENTS FROM THE PUBLIC: No One appeared.

Site Plan

**Hampshire Venture Partners, LLC
Industrial Avenue Redevelopment Area
Block 152.01/Lots 1, 1.01 and 2**

Mr. Birchwale advised the Board that this application was originally listed to be heard at the October 18, 2021. The applicant had requested to carry the application to the February 7, 2022 meeting without any further noticing required. Tonight, they are requesting to carry the application to the March 7, 2022 meeting without any further noticing required.

Informal/Concept hearing:

Block 24.03/Lot 4
95 Challenger Road

Mr. Francis Regan addressed the Board. Mr. Regan explained that the applicant for 64 Challenger Road is in the process of redesigning the plans and should be coming to the Board soon for an Informal/Concept hearing.

Mr. Michael Goldstein, COO of KABR addressed the Board. Mr. Goldstein explained that the plans have been redesigned so the fire trucks can now loop around the building.

Stuart Johnson, Architect, addressed the Board.

Fire Chief John Antola addressed the Board.

Mike Kelly from Boswell Engineering addressed the Board.

Ken Ochab, Village Planner addressed the Board.

The Board and the applicant discussed the proposed changes to the project. It was agreed that the applicant will submit new plans and they will then be placed on an agenda for a hearing.

Resolutions

Block 5 / Lot 42.01 88 Central Avenue

Mayor Anlian motioned to approve the Resolution. Seconded by Mr. Suarez.

Roll Call: Anlian, Visioli, Suarez

Block 24.03 / Lot 4 95 Challenger Road

Mr. Rosen motioned to approve the Resolution. Seconded by Mr. Visioli.

Roll Call: Rosen, Visioli

Review for Completion:

Block 53/Lot 6 49 Preston Street Interior renovations to an existing two family

Mr. Rosen deemed the application complete but the applicant's taxes are not up to date, therefore they will not be put on an agenda until the taxes are brought current.

Block 101/1 87 Euclid Avenue Convert attic to storage

Mr. Rosen wants the applicant to supply a copy of the 1st and 2nd floor plans and requests Mr. Landolfi attend the March 7th meeting or send a memo explaining the denial. The application was deemed complete and will be placed on the March 7th agenda.

Zoning Board Application for Review:

Case #1580 313 Bergen Turnpike
 Block 146/Lot 1
 Construct additional building and operate three businesses.

Case #1581 36-46 Mt. Vernon Street
 Block 64/Lot 20, 21, 22 and 23
 Mid-rise mixed-use development

Mr. Rosen motioned to retain the services of Ken Ochab to review and update the Zoning Ordinance 96 and 96A at the proposed fee of \$135.00 per hour but not to exceed \$60,000 and \$135.00 per public meeting.

Roll Call: MacNeill, Anlian, Rosen, Visioli, Suarez

OLD BUSINESS –

Ken Ochab's Report.

The Housing Public hearing is postponed. Mr. Ochab is still waiting for a response from the County. The Master Plan meeting will be in March. Mr. Ochab discussed the Zoning Ordinance.

NEW BUSINESS - None

Mr. Rosen motioned to adjourn the meeting. Seconded by Mayor Anlian.

Respectfully submitted,
Francine Orovitz, Board Clerk