

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

April 4, 2022

Regular Meeting

Meeting called to order 7:30 pm.

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, Ms. Torres and Ms. Schmitt

Absent: Messrs. Landolfi, Quinn, Garofalow, Visioli and Suarez

Mayor Anlian moved to approve the minutes from the March 7, 2022. Seconded by Ms. Torres.

Roll Call: MacNeill, Anlian, Torres, Schmitt

**COMMUNICATION AND BILLS:**

Mr. Rosen motioned to approve a voucher from Albert Birchwale. Seconded by Ms. Torres.

Roll Call: MacNeill, Anlian, Rosen, Torres and Schmitt

Mr. Rosen motioned to approve a voucher from Boswell Engineering. Seconded by Ms. Torres.

Roll Call: MacNeill, Anlian, Rosen, Torres and Schmitt

Mr. Rosen motioned to approve a voucher from Kenneth Ochab. Seconded by Ms. Torres.

Roll Call: MacNeill, Anlian, Rosen, Torres and Schmitt

**COMMENTS FROM THE PUBLIC:** No One appeared.

**Resolutions**

**Block 101/Lot 1**

**87 Euclid Avenue**

**Convert attic to storage**

Mr. MacNeill motioned to approve the Resolution. Seconded by Ms. Schmitt.

Roll Call: MacNeill, Anlian, Torres, Schmitt

**Site Plan**  
**Block 128/Lot 30**  
**24 College Place**  
**Renovations to an existing two family**

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

Roll Call: MacNeill, Anlian, Torres, Schmitt

**Master Plan Public Hearing**

Mr. Birchwale prepared the noticing of the hearing on March 22, 2022. Notice was also published on March 24, 2022 in the Record newspaper. The Board has the jurisdiction to hear the adoption of the plan.

No questions.

Mr. Ochab summarized the plan. This is a new plan not a re-examination.

Opened to the public for questions.

Janet Malool, 163 East Grand Avenue, Ridgefield Park was sworn in.

Meeting closed to public.

Mr. Rosen read the Resolution to adopt the Master Plan.

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

Roll Call: MacNeill, Anlian, Rosen, Torres, Schmitt

**Site Plan**

Block 53/Lot 6  
49 Preston Street Partners, LLC  
49 Preston Street  
Interior renovations to an existing two-family

Mr. Birchwale stated all noticing has been completed and the Board may hear the application.

Mr. Dennis Francis, Esq. addressed the Board. Mr. Francis explained the application to the Board.

Mr. Wayne Guskind, Architect was sworn in. Mr. Rosen accepted Mr. Guskind as an expert.

Mr. Guskind explained the plans to the Board.

Meeting closed and opened to the 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.

Closed the meeting to the public

No comments from the Board.

Mr. Rosen motioned to approve the application. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Rosen, Torres and Schmitt

### **Site Plan**

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

Mr. Glen Pantel, Esq. addressed the Board.

Mr. Birchwale stated all noticing has been completed and the Board may hear the application.

Mr. Pantel stated the application to redevelop a portion of the Bogota Golf Center driving range area with a modern warehouse distribution facility. It is within the Redevelopment Plan which has been approved by the governing body. The application is for a 98,400 sq ft warehouse including 6,000 sq ft of office space. There is also a second proposed building that will be in Bogota.

Mr. Kevin Webb, Engineer, was sworn in. Mr. Rosen accepted Mr. Webb as an expert.

Mr. Rosen listed the items which were submitted with the application to confirm the Board has all current reports and plans.

Engineering Site Plan - 8/25/21  
Architect Plans - 8/24/21 – 4 pages  
Property Survey – 2/17/21  
Drainage Report – 7/14/21  
Traffic Report – 8/25/21

Mr. Webb stated some changes were made to the Bogota plans in order to receive approval but nothing affected the Ridgefield Park submission.

Ms. Antonia Laurein, Architect was sworn in. Mr. Rosen accepted Ms. Laurein as an expert.

Ms. Laurein explained the architecture of the application to the Board.

Exhibit A1 4/4/22 – Conceptual rendering from southeast corner of building 8/24/2021

Exhibit A2 4/4/22 – West elevation of building 8/24/2021  
Exhibit A3 4/4/22 – Signage plan 8/24/2021  
Exhibit A4 4/4/22 – North elevation of building 8/24/2021

No questions from the Board.

Mr. Kevin Webb addressed the Board.

Exhibit A5 4/4/22 – Aerial view showing existing conditions of property  
Exhibit A6 4/4/22 – Plan Rendering

Mr. Mike Kelly from Boswell Engineering stated he would wish to review the easements and make that a condition of approval.

Mr. Alan Lothian, Traffic Engineer was sworn in. Mr. Rosen accepted Mr. Lothian as an expert. Mr. addressed the Board.

Mr. Sean Moronski, Planner was sworn in. Mr. Rosen accepted Mr. Moronski as an expert. Mr. Moronski addressed the Board.

Meeting closed and opened to the 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.

Janet Malool, 163 East Grand Avenue.

Meeting closed to the public.

Mr. MacNeill motioned to approve the application subject to all conditions placed on the record by the applicant, professionals and Board members being met. Seconded by Mayor Anlian.

Roll Call: MacNeill, Anlian, Rosen, Torres, Schmitt

**OLD BUSINESS – None**

**NEW BUSINESS - None**

Respectfully submitted,  
Francine Orovitz, Board Clerk