

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

November 15, 2021

Regular Meeting

Meeting called to order 7:35 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. Anlian, Rosen, Quinn, Visioli, Suarez, Ms. Torres
and Ms. Schmitt

Absent: Messrs. MacNeil, Landolfi, Garofalow

Mr. Rosen moved to approve the minutes from the October 18, 2021. Seconded by Ms. Schmitt.

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

COMMENTS FROM THE PUBLIC: No One appeared.

COMMUNICATION AND BILLS:

- Letter from Mr. Pantel RE: Hampshire Venture Partners, LLC
- Letter from KABR RE: 65 Challenger Road Roof Sign
- Historic Committee Minutes 8/26, 9/23 and 10/26.
- County of Bergen RE: CDBGF ESG and Home Grants.
- Letter from NJ Turnpike Authority RE: 64 Challenger Road

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$1900.00 re: 95 Challenger Road. Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Quinn, Visioli, Suarez, Torres, Schmitt

Mr. Rosen motioned to approve two vouchers from Boswell Engineering in the amounts of \$1337.50 and \$285.00 re: 60 Challenger Road. Seconded by Ms. Torres.

Roll Call: Anlian, Rosen, Quinn, Visioli, Suarez, Torres, Schmitt

Mr. Rosen motioned to approve a voucher from Boswell Engineering in the amount of \$3705.00 re: 95 Challenger Road. Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Quinn, Visioli, Suarez, Torres, Schmitt

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 meeting but the Board agreed to carry to tonight's meeting. The applicant is requesting to carry the application to the December 6, 2021 meeting without any further noticing required.

Mayor Anlian motioned to carry the application without any further noticing. Seconded by Ms. Schmitt.

Roll Call: Anlian, Rosen, Quinn, Visioli, Suarez, Torres, Schmitt

Work Session
64 Challenger Road
Block 24.02/Lot 1

Mr. Francis Regan addressed the Board.

Mr. Regan presented Mr. Matthew Neuls, Engineer and Mr. Stuart Johnson, Architect to the Board. Mr. Neuls and Mr. Johnson explained the original plans that were submitted to the Board. A discussion was conducted between Mr. Neuls, Mr. Johnson and the Board Members.

Mr. Regan will submit a letter to the Board stating the applicant approves of the timing for the application and will advise when they will return for the public hearing.

OLD BUSINESS – Ken Ochab's Report.

Mr. Ochab asked the Board Members to submit any comments on the Master Plan to his attention prior to the December 6th meeting.

Mr. Ochab also explained the Community Development Block Grants that are available. The Board decided to submit paperwork for the boat ramp at the end of Mt. Vernon Street for the grant.

65 Challenger, LLC
65 Challenger Road
Block 24.03/Lot 3

KABR has submitted a request to the Board for an informal hearing regarding a roof sign at 65 Challenger Road. The Board agreed to meet for an informal discussion at the December 6th meeting. Ms. Orovitz will advise KABR.

NEW BUSINESS - None

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

Respectfully submitted,
Francine Orovitz, Board Clerk