

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

March 15, 2021

Regular Meeting

Meeting called to order 7:30 p.m.

This meeting was conducted Zoom.

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, Avery, Quinn, Visioli, Ms. Torres  
and Ms. Schmitt

Absent Messrs. MacNeill, Landolfi and Garofalow

Mr. Rosen motioned to approve the minutes from the February 22, 2021 meeting.  
Seconded by Mr. Avery.

Roll Call: Anlian, Rosen, Visioli, Avery, Quinn, Schmitt

Mr. Rosen motioned to approve the minutes from the March 1, 2021 meeting. Seconded  
by Mr. Quinn.

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

**COMMUNICATION AND BILLS:**

- K. Ochab's proposal RE: Cannabis law including Resolution from the Mayor and Commissioners and a letter from the Commissioners requesting the Planning Board take action on the Cannabis Law.
- Letter from Maser Consulting RE: Freshwater Wetlands Permit 1/27/21
- Letter from Churchill Consulting Engineers RE: NJ Turnpike Authority Statewide Multi-Permit Application 2/8/21
- Letter from Specialty RX RE: Application for Waterfront Development 2/4/21

Mr. Rosen motioned to approve three vouchers from Boswell Engineering.

1. \$2415.50 RE: 64 Challenger Road;
2. \$1764.50 RE: 95 Challenger Road
3. \$177.00 RE: 60 Challenger Road

Seconded by Mr. Quinn.

Roll Call: Anlian, Rosen, Visioli, Avery, Quinn, Torres and Schmitt

**COMMENTS FROM PUBLIC:** No one from the public appeared.

## **REPORTS OF OFFICERS AND COMMITTEES:**

### **Review for Completion Bergen Turnpike Block 149/Lot 8**

All Board members have received the pdf's of the application along with Mr. Ochab's letter and Mr. Kelly's report from Boswell Engineering.

Mr. Ochab addressed the Board. The application is on Industrial Avenue, north of Route 46. It is two acres in size. The current building is to be removed and replaced with a new warehouse. Mr. Ochab has asked the applicant for further information but this does not interfere with the review for completion.

Mr. Benjamin Wine, Esq. Attorney for the applicant addressed the Board. Mr. Wine stated his clients are working on Mr. Ochab's requests and should be able to present at the April 5<sup>th</sup> Planning Board meeting.

Mr. Rosen motioned to deem the application complete and schedule the hearing for the April 5<sup>th</sup> meeting. Seconded by Mr. Avery.

All in favor. Aye.

Mr. Wine explained there is no address for this property on the tax map, but is only known as a block and lot which are, Block 149/Lots 1, 2. 2.01. 3. 3.01. The address for the application will be referred to by the block and lot numbers.

### **Ken Ochab's Report**

Mr. Ochab presented to the Board four items.

1. Resiliency Plan; 2. Open Space Plan; 3. Cannabis Law; 4. NJ Transit Grant Funding

Mr. Rosen motioned to accept Mr. Ochab's proposal for the Cannabis review at \$135.00 per hour but and to exceed \$2900.00 Seconded by Mayor Anlian.

Roll Call: Anlian, Rosen, Visioli, Avery, Quinn, Torres and Schmitt

**OLD BUSINESS - None.**

**NEW BUSINESS - None**

Mr. Birchwale advised the Board he spoke with Mr. Francis Regan, attorney for 95 and 64 Challenger Road and has advised him 95 Challenger Road will be placed on the June agenda and 64 Challenger Road will be placed on the July agenda. The hearing for 64 Challenger Road will be contingent on finishing the 95 Challenger Road application first.

Mr. Rosen motioned to adjourn the meeting. Seconded by Ms. Torres.

Respectfully submitted,  
Francine Orovitz, Board Clerk