



February 11, 2022

VIA EMAIL ONLY

Members of the Bogota Planning Board
Borough of Bogota
375 Larch Avenue
Bogota, New Jersey 07603

**RE: Preliminary and Final Site Plan – 30 Cross Street
Block 113, Lot 7, 7.01, 7.02, 7.03, & 8, 8.01, 8.02
Block 152.01, Lot 1, 1.01 & 2
30 Cross Street
Borough of Bogota & Village of Ridgfield Park
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed plans for the proposed 83,630 square-foot warehouse with a 5,500 square-foot of accessory office space located in Bogota and 92,400 square-foot distribution/light manufacturing and assembly facility with a 6,000 square-foot accessory office space located in Ridgfield Park for completeness. Since the site is located within the Borough of Bogota and Village of Ridgfield Park approval from both towns is required. The applicant is seeking to obtain both preliminary and final site plan approval for the proposed facilities and site improvements. The site is located within the South End Redevelopment Plan overlay zoning district and the PD-1 Planned Development zoning district where warehouses and distribution facilities are permitted in both. No variances have been requested by the applicant and this letter serves as our review for completeness of all proposed work to be done on the site. In lieu of various concerns brought up at the previous board meetings the applicant has proposed a revised access plan and confirmed access through an easement agreement with PSEG. Furthermore, plans are proposed to improve the intersection of Cross Street and Industrial Avenue.

A revised set of plans was provided by the applicant addressing the comments set forth in this report. Our office has reviewed these revised plans and have updated this letter accordingly. The main concern, which was the Intersection of Cross Street and Industrial Way has been revised in accordance with numerous meeting between the applicant's engineer and our office. At this time the proposed intersection satisfies all concerns including the addition of signals and drop gates at for controlling pedestrian and vehicular traffic at the railroad crossing, widening of the crossing over the train tracks to allow for safer truck turning, a sidewalk along the east side of cross street connecting the site and proper striping/signage.

MATERIALS REVIEWED:

We have reviewed the following plans regarding the above referenced application:

1. Site Plan prepared by Langan Engineering and Environmental Services, Inc., 989 Lenox Drive, Suite 124, Lawrenceville, New Jersey 08648.
 - ***“Cover Sheet – 30 Cross Street – Borough of Bogota/Village of Ridgfield Park, Bergen County, New Jersey”*** sheet 1 of 20, dated March 3, 2021, Revised February 10, 2011.

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- ***“General Information Sheet – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 2 of 20, dated March 3, 2021, Revised February 10, 2011
- ***“Demolition Plan – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 3 of 19, dated March 3, 2021, Revised January 6, 2022.
- ***“Site Plan – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 4 of 20, dated March 3, 2021, Revised February 10, 2011
- ***“Circulation Plan – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 5 of 20, dated March 3, 2021, Revised February 10, 2011
- ***“Grading and Drainage Plan – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 6 of 20, dated March 3, 2021, Revised February 10, 2011
- ***“Drainage Profiles – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 7 of 20, dated March 3, 2021, Revised February 10, 2011
- ***“Utility Plan – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 8 of 20, dated March 3, 2021, Revised February 10, 2011
- ***“Sanitary Sewer Profile – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 9 of 20, dated March 3, 2021, Revised January 6, 2022.
- ***“Lighting Plan – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”*** sheet 10 of 20, dated March 3, 2021, Revised January 6, 2022.

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- *“Lighting Notes and Details – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 11 of 20, dated March 3, 2021, Revised July 21, 2021.
- *“Landscape Plan – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 12 of 20, dated March 3, 2021, Revised January 6, 2022.
- *“Landscape Notes and Details – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 13 of 20, dated March 3, 2021, Revised July 21, 2021.
- *“Soil Erosion and Sediment Control Plan – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 14 of 20, dated March 3, 2021, Revised February 10, 2022.
- *“Soil Erosion and Sediment Control Details – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 15 of 20, dated March 3, 2021, Revised September 30, 2021.
- *“Construction Details 1 – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 16 of 20, dated March 3, 2021, Revised February 10, 2022.
- *“Construction Details 2 – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 17 of 20, dated March 3, 2021, Revised July 21, 2021.
- *“Construction Details 3 – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 18 of 20, dated March 3, 2021, Revised July 21, 2021.
- *“Construction Details 4 – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey”* sheet 19 of 20, dated March 3, 2021, Revised January 6, 2022.

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- *Construction Details 5 – 30 Cross Street – Borough of Bogota/Village of Ridgefield Park, Bergen County, New Jersey* sheet 20 of 20, dated March 3, 2021, Revised January 6, 2022.
1. Survey prepared by Control Point Associates, Inc., 30 Independence Boulevard, Suite 100, Warren, New Jersey 07059.
 - *“Boundary & Topographic Survey – River Rock Equities, Inc. – Borough of Bogota & Village of Ridgefield Park, Bergen County, New Jersey”* sheet 1 of 1, dated June 15, 2012, Revised January 6, 2022
 2. Floor Plans, Exterior Elevations and Signage Plan prepared by Cornerstone Architects, 200 Hamilton Boulevard, South Plainfield, New Jersey 07080.
 - *“Exterior Elevations – Proposed Facility #2 – Borough of Bogota, Bergen County, New Jersey”* sheet 1 of 2, dated February 19, 2021.
 - *“Floor Plan – Proposed Facility #2 – Borough of Bogota & Village of Ridgefield Park, Bergen County, New Jersey”* sheet 2 of 2, dated February 19, 2021.
 - *“Signage Plan – Proposed Facility #2 – Borough of Bogota & Village of Ridgefield Park, Bergen County, New Jersey”* sheet 2 of 2, dated March 5, 2021.
 3. Stormwater Management Report prepared by Langan Engineering and Environmental Services, Inc. dated March 3, 2021.
 4. Traffic Assessment prepared by Langan Engineering and Environmental Services, Inc.
 5. Circulation Plan prepared by Kevin Webb, Langan Engineering and Environmental Services dated July 16, 2021.
 6. Alternate Access Plans by Kevin Webb, Langan Engineering and Environmental Services dated September 30, 2021.
 7. Confirmation of Easement by Public Service Gas and Electric **(Not Executed)** prepared by John Michalski, Esq. Faegre Drinker Biddle & Reath LLP.
 8. Bogota Resubmission Cover Letter signed by Kevin Webb, Langan Engineering and Environmental Services dated January 7, 2022.

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Zoning Overview:

ZONING REQUIREMENTS ZONE PB-1 PLANNED DEVELOPMENT			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	2 Ac.	6 Ac.	6 Ac.
Minimum Lot Width	200 Ft.	763 Ft.	763 Ft.
Minimum Lot Depth	200 Ft.	360 Ft.	360 Ft.
Minimum Front Yard Setback	50 Ft.	22.7 Ft.	60.2 Ft.
Minimum Side Yard Setback	40 Ft.	198 Ft.	47 Ft.
Minimum Rear Yard Setback	40 Ft.	77.8 Ft.	84 Ft.
Max. Building Height	4 Stories / 50 Ft.	< 40 Ft.	1 Story / < 50 Ft.
Max. Building Coverage	40%	17.8%	34.1%
Max. Impervious Coverage %	60%	51.8%	72.8 %
Floor Area Ratio	0.4	0.18	0.34

OFF-STREET PARKING REQUIREMENTS ZONE PB-1 PLANNED DEVELOPMENT			
DESCRIPTION	REQUIRED	REQUIRED SPACES	PROPOSED
Warehouse/Distribution	1 ps/2,500 sq. ft. GFA for areas >60,000 SF	34 Spaces	154 Spaces Total
Light Manufacturing/Assembly	1 ps/800 sq. ft. GFA	105 Spaces	154 Spaces Total
Office	1 ps/250 sq. ft. GFA	22 Spaces	154 Spaces Total

SIGNAGE ZONE PB-1 PLANNED DEVELOPMENT		
DESCRIPTION	REQUIRED	PROPOSED
Maximum Number of Freestanding Signs	1 sign / Building	1 sign
Maximum Sign Height	20 Ft.	8 Ft.
Maximum Size of Sign Face	50 sq. ft. / Side	<50 sq. ft. / side
Minimum Setback	10 Ft. from Front Street Property Line	47.1 Ft.
Maximum Number of Façade Signs	1 sign per tenant on front façade 1 sign per tenant on entranceway façade	1 sign 1 sign
Maximum Sign Area	<10% of the area of the wall area	4.8%
Maximum Sign Height	5 Ft.	5 Ft.
Maximum Sign Width	<90% Building Wall Width	39.8%

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LIGHTING ZONE PB-1 PLANNED DEVELOPMENT	
DESCRIPTION	PROPOSED
Any lighting used to illuminate any off-street parking area shall also be so arranged as to reflect the light away from adjoining residential premises, residential zones, and from all adjoining streets	Lighting plan shown on Sheet 9 complies with Borough Ordinance

LANDSCAPING ZONE PB-1 PLANNED DEVELOPMENT	
DESCRIPTION	PROPOSED
Shade trees shall be provided in all major residential subdivisions and in subdivisions of other kinds where deemed appropriate by the Planning Board/Zoning Board of Adjustment. Trees shall be planted within the subdivision along each side of the street at proper intervals and in types, sizes and locations conducive to healthy growth with graded and seeded or sodded planting strips within street rights-of-way and according to any standards adopted by the governing body or borough environmental commission so as not to interfere with street paving, sidewalks or utilities	Landscaping plan shown on Sheet 11 complies with Borough Ordinance
All trees should be of nursery stock of no less than two and one-half (2 1/2) inch caliber and of an approved species grown under the same climatic conditions as at the location of the development. They shall be of symmetrical growth, free of insect pests, and disease, suitable for street use, durable under the maintenance contemplated and approved by the governing body or the borough environmental commission	

APPLICATION CHECKLIST WAIVERS:

- 7(a) – the applicant has stated that they have submitted to NJDEP for a Freshwater Wetlands Letter of Interpretation simultaneously with this application. **The applicant has obtained the required permitting from NJDEP.**

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CONCERNS:

Sanitary Sewer, Water Services & Other Utilities: The applicant has provided a utilities plan showing proposed sanitary and water line to be installed on the site shown on Sheet 7. The sanitary line is to tie into the existing line located at the northwest corner. Profiles are given on Sheet 8 for the sanitary line and states that anywhere the sanitary crosses with the waterline there should be minimum 18” of cover. The applicant should address the following:

- How electrical services will be provided to the buildings. No utility poles or underground electrical lines are shown on Sheet 8. **Addressed. The applicant has stated that underground electric shall be run from the relocated utility pole on Cross Street. A note has been added stating the location is to be determined with the electric company.**
- Existing sanitary lines should be TV inspected before and after construction. **To remain until addressed.**
- An interlocal agreement is needed since the sanitary line from Building 1 located in Ridgefield Park is discharging into the existing line located in Bogota. **Addressed. A note has been added to Sheet CU101.**

Stormwater Management & Drainage Plan: The applicant has provided a drainage plan shown on Sheet 5. The proposed plan divides the site into three proposed watersheds. Building Two located within the Borough of Bogota is located within Watershed A consisting of Building Two and the associated parking lot. This runoff drains through a proposed storm water system into an existing outfall into the Hackensack River. The applicant should address the following regarding the proposed storm water system:

- The existing outfall should be inspected before and after construction. **To remain until addressed. A note has been added to sheet CG101.**

Lighting & Landscaping: The applicant has provided a Lighting plan and details on Sheets 9 & 10 and a Landscaping plan on Sheets 11 & 12.

- Per the South End Redevelopment Plan a river walk path must be provided along the Hackensack River to be utilized from dusk to dawn and to be improved with a walkway, benches, lighting and landscaping. The applicant has stated that the lighting and landscaping for this path shall be designed in coordination with the NJDEP during their review process July 14th, 2021. **Addressed. Permit obtained dated Nov. 23, 2021.**

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Traffic: The applicant has provided a traffic assessment report for the proposed development outlining the decrease in the number of trips per day on-site. The applicant should address the following:

- Turning Templates should be provided on the plans for cars, trucks and emergency vehicles. (Provided but deemed incomplete) Addressed. Additional turning templates should be provided for the access on cross street. **Addressed.**
- A circulation plan has been provided for 30 cross street showing truck templates for a WB-67 design vehicle and a Ladder Truck
 - o For the WB-67 turning template, provide the Minimum turning radius, Maximum turning radius and the Centerline turning radius for the vehicle. Turning radii should also be shown for ingress and egress from Cross Street onto Industrial Avenue. **Addressed**
 - o For the Ladder truck shown, provide the Minimum and Maximum turning radii, and the Centerline turning radius for the vehicle. Applicant should also demonstrate that the vehicle shown for the turning radius labeled as North Bergen – ladder 4 in plan view is of equivalent nature to the Bogota Fire Departments fire trucks. Additional space may be required for turning at the northwest portion of the parking lot for fire truck ingress to navigate the left turn around the proposed curb island with 4'0" radii. **Addressed**
- Industrial Avenue should be restriped with a double yellow line down the centerline of the road. **Addressed**
- Stop bar at curb island shown on Turning Template sheet but not site plan, site plan should be revised to include this. **Addressed**
- The applicant should consider treating Industrial Avenue and Cross Street not as a continuous undivided road, but as a controlled intersection. The West side of Industrial Avenue where there are multiple curb islands and stop bars should be changed to a continuous curb with one driveway. **Addressed.**

Grading: The applicant has provided a grading plan on Sheet 5. As previously stated the site is to be broken up into three Watersheds and grading was done to direct water to the storm water systems within their respective watersheds. The applicant should testify regarding this plan.

Miscellaneous Comments: The applicant should address the following:

- Structural calculations will need to be provided for the retaining wall along the west side of the property. **Not addressed. A note has been added, however not calculations have been provided.**
- The applicant has provided a soil erosion and sediment control plan with details on Sheets 13 & 14 respectively.

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- The applicant should address the need to replace the existing guard rail or have other provisions put in place along the east side of Industrial Way in addition to the proposed curbing. There is a significant drop between the roadway and the train tracks. See attached report for pictures. **Addressed**
- The applicant has provided an easement agreement with PSEG confirming access rights over the PSEG easement on Block 113 Lot 6. Additionally, this agreement grants rights to improve the intersection. The applicant has shown a portion of the revised plan in Exhibit D of the agreement however this should be reflected on the final plans as well. The applicant should testify at length regarding this design and proposed easement agreement. Additionally, testimony should be given regarding ingress/egress at this proposed intersection, mainly with respect to truck traffic in response to concerns brought up at the October 26th meeting. The intersection will also need to be upgraded with drop gates for pedestrian/vehicular traffic at the train crossing. **Addressed**
- An alternate access plan should be implemented to utilize the full extent of the easement over the railroad tracks. This should be discussed at length. Addressed. Curbing along the east side of Cross Street should be pushed back to match the existing curb alignment further south. **Addressed, the applicant has also shifted the alignment of Industrial Avenue by 3 feet per conversation with this office.**
- Per county request the applicant should address implementing a 20 foot wide easement for the Old Barry Riccardi Drainage plan. A copy of this plan was sent on July 23, 2021. **Addressed. A note has been added to sheet CS101.**

APPROVALS REQUIRED

Furthermore, the applicant would be required to obtain additional approvals or waivers from the following:

- **City Police Department (REQUIRED)**
- **City Fire Department (REQUIRED)**
- **City Ambulance (REQUIRED)**
- **City Shade Tree (REQUIRED)**
- **Bergen County Soil Conservation District (REQUIRED)**
- **Bergen County Planning Board (REQUIRED)**
- **NJDEP Freshwater Wetland Letter of Interpretation – Line Verification, Presence/Absence of Wetlands (REQUIRED)**
- **NJDEP Individual Flood Hazard Area Permit (REQUIRED)**
- **NJDEP Upland Waterfront Development Permit (REQUIRED)**
- **USACE Section 10/404 Permit (REQUIRED)**

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- **USACE Nationwide Permit No. 3 (Maintenance of Existing Structure) (REQUIRED)**
- **USACE Nationwide Permit No. 7 (Stormwater Outfalls) (REQUIRED)**
- **NJDOT Bureau of Structural and Railroad Engineering Services (BSRES) Approval (REQUIRED)**
- **New York, Susquehanna and Wester Railroad Approval (REQUIRED)**

GENERAL COMMENTS AND REQUIREMENTS:

1. The Developer must enter into a Developer's Agreement which will include a performance bond if required by Planning Board Resolution.
2. Escrow fees must be posted to cover engineering review and inspection, legal expenses and DPW review and inspection.
3. Zoning requirements should be reviewed by the Zoning Official.
4. Specifications for curb, driveway and sidewalk construction must be followed per Resolution.
5. As-built drawings for the on and off-site sanitary sewers, storm drains, roadways must be furnished to the Building Department, Department of Public Works and City Engineer, prior to the release of any certificate of occupancy.
6. Sanitary sewer connections must be approved and inspected by the City Engineer, Department of Public Works and Building Department.
7. Construction activities may only be conducted during hours stipulated by City Ordinance.
8. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be required or replaced
9. The applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.
10. Two full sets of plans showing all site work including lighting and landscaping signed by the chairman and secretary of the land use board must be submitted to this office, construction code official, City clerk, DPW director prior to the start of any work.
11. A pre-construction meeting must be held with representatives of this office, building department, and director of the DPW prior to the commencement of work on this site.
12. The applicant must provide a minimum of forty-eight (48) hours notice of any inspections.
13. Full-Time Inspection by a Geotechnical Engineer is required of all soil moving onsite and proper compaction, if necessary.

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We reserve the right to perform additional reviews and provide comments on this application pursuant to the testimony presented at the public hearing and/or the submittal of revised plans.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.
Borough of Bogota Planning Board Engineer

cc: Members of the Bogota Planning Board
Kevin Kelly – Planning Board Attorney
Paul Grygiel – Board Planner
Jeanne Cook – Borough Clerk
Glenn S. Pantel, Faegre Drinker Biddle & Reath LLP (Via email only)
Kevin Webb, P.E. Langan Engineering (Via email only)