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December 2, 2021

Via Email & Hand Delivery

Ms. Susan Taffaro, Planning Board Secretary
Borough of Ridgefield
604 Board Avenue
Ridgefield, New Jersey 07657

Re: Amended Preliminary and Final Site Plan Application of
BSREP III RIDGEFIELD LLC
Railroad Avenue to Overpeck Creek
Block 503, Lot 1
Ridgefield, New Jersey

Dear Ms. Taffaro:

We represent BSREP III RIDGEFIELD LLC, the owner of the above property and applicant (the "Applicant"), with respect to the above application concerning the property located at Railroad Avenue to Overpeck Creek and designated as Lot 1 in Block 503 on the Tax Map of the Borough of Ridgefield (the "Property"). Enclosed please find the following with respect to our application for Preliminary and Final Site Plan Approval:

1. Twenty (20) sets of the Application for Development and the required certifications and attachments thereto;
2. Twenty (20) copies of the Boundary and Topographic Survey prepared by Matrix New World dated July 1, 2019, last revised March 19, 2020, and consisting of two (2) sheets;
3. Twenty (20) copies of the Stormwater Management Report prepared by Matrix New World dated November 15, 2021;

4. Twenty (20) sets of the Preliminary and Final Major Site Plan prepared by Matrix New World dated October 29, 2021 and consisting of twenty-seven (27) sheets as follows:

<u>Sheet</u>	<u>Title</u>
1 of 27	Title Sheet
2 of 27	Existing Conditions & Demolition Plan
3 of 27	Existing Conditions & Demolition Plan
4 of 27	Geometry Plan
5 of 27	Geometry Plan
6 of 27	Landbanked Parking Plan
7 of 27	Grading Plan
8 of 27	Grading Plan
9 of 27	Utility Plan
10 of 27	Utility Plan
11 of 27	Off-Site Water Extension Plan
12 of 27	Profiles
13 of 27	Profiles
14 of 27	Profiles
15 of 27	Landscaping Plan
16 of 27	Landscaping Plan
17 of 27	Lighting Plan
18 of 27	Lighting Plan
19 of 27	Soil Erosion And Sediment Control Plan
20 of 27	Soil Erosion And Sediment Control Plan
21 of 27	Soil Erosion And Sediment Control Notes
22 of 27	Soil Erosion And Sediment Control Details
23 of 27	Ramp Grading Details
24 of 27	Construction Details
25 of 27	Construction Details
26 of 27	Construction Details
27 of 27	Construction Details

8. One (1) copy of all the covenants, easements and restrictions affecting the Property;
9. One (1) check made payable to the Borough of Ridgefield in the amount of \$475.00 representing the application fee;
10. One (1) check made payable to the Borough of Ridgefield in the amount of \$3,500.00 representing the escrow deposit; and
11. W-9 Form signed by BSREP III RIDGEFIELD LLC.

The Property consists of approximately 809,157 square feet (18.6 acres) and is located at the intersection of the southerly sideline of New Jersey State Highway Route 46 and the westerly sideline of Conrail El. Northern Railroad of New Jersey and runs north to the easterly line of Overpeck Creek.

The Property is located in the OMH Office/Mid-Rise Hotel District Zone (“OMH Zone”) and is presently vacant. The Property is the former chemical manufacturing facility for Pfister Chemical, which operated at the Property from 1936 until it closed in 2002. From 2002 through 2006, all process equipment from the former chemical manufacturing facility was removed and all of the buildings were demolished. As a result of the former chemical manufacturing use, the Property has been subject to extensive environmental remediation that is currently on-going and being monitored by a Licensed Site Remediation Professional (“LSRP”).

The Property has been the subject of several prior approvals by the Borough of Ridgefield Planning Board (the “Board”). Copies of the Board’s January 9, 2018 and April 13, 2021 approvals are enclosed with the Application.

By this Application, the Applicant seeks Amended Preliminary and Final Major Site Plan Approval to reduce the previously approved warehouse building approved by the Board on April 13, 2021 by approximately 10,756 square feet from approximately 347,718 square feet total (336,177 square feet of warehouse use and 11,451 square feet of ancillary office use) to approximately 336,962 square feet total (325,421 square feet of warehouse use and 11,451 square feet of ancillary office use).

The warehouse use is permitted in the OMH Zone. The Property was previously approved by the Board for a warehouse building with ancillary office use on January 9, 2018 and April 13, 2021. No change in use is proposed.

The Applicant does not believe any additional variances, variations or waivers than what was previously approved by the Board. Nevertheless, the Applicant further reserves the right to seek any and all additional variances, variations, waivers and interpretations as the Board and/or its professionals may determine to be required.

The Applicant respectfully requests that this matter be scheduled for a hearing date at the earliest convenience of the Planning Board. At the public hearing, the Applicant intends to present the testimony of its civil engineer, Sean Savage Matrix New World.

The Applicant reserves the right to present additional testimony and to supplement the same with expert reports.

Thank you for the courtesies extended in this matter. Please feel free to contact me if you have any questions or require additional information.

Very truly yours,



PAUL KAUFMAN

Enc.

cc: John L. Schettino, Esq. (via Email & FedEx w/ encl.)
Rick Arango, PE (via Email & FedEx w/ encl.)
Fran Reiner, PP (via Email & FedEx w/ encl.)
Steve Pellino, Esq. (via Email only w/ encl.)
BSREP III RIDGEFIELD LLC