

Minutes of the Park Ridge Planning Board – Meeting of June 24, 2009

These minutes have not been approved and are subject to change by the public body at its next meeting.

The regular meeting of the Park Ridge Planning Board was called to order by the Chairman, David Mesiano, on the above date, time and place.

Chairman called for the Pledge of Allegiance to the Flag.

ROLL CALL: Present: Messrs. Maguire, Mesiano, Mital, Oppelt, Saluzzi, Sandler, Councilman Wells
Absent: Messrs. Browne, Brouwer, O'Donoghue
Also Present: John Ten Hoeve, Jr., Board Attorney
Brigette Bogart, PP, Planning Consultant

COMPLIANCE STATEMENT:

The Notice for this meeting required by Section 3(d) of the Open Public Meetings Act has been provided by the adoption of a resolution by the Park Ridge Planning Board on January 28, 2009, setting forth a schedule of regular meetings, by mailing of said schedule to the Record and The Review on January 29, 2009 and by posting of said schedule on the Municipal Bulletin Board and the continuous maintenance thereof and by filing the said schedule in the office of the Borough Clerk.

ANYONE PRESENT WISHING TO BE HEARD: (non-agenda items)

There was no one.

APPROVAL OF MINUTES:

Motion made by Mr. Sandler to approve the minutes of May 27, 2009 as written.

Second by Mr. Maguire

AYES: Messrs. Oppelt, Maguire, Mesiano, Saluzzi, Sandler

ABSTAIN: Mr. Mital, Councilman Wells

Motion made by Mr. Oppelt to approve the minutes of June 10, 2009 as written.

Second by Councilman Wells.

AYES: Messrs. Maguire, Mesiano, Mital, Oppelt, Councilman Wells

ABSTAIN: Messrs. Sandler, Saluzzi

NEW BUSINESS:

Planning reported that C.O.A.H. (Keith Henderson) had indicated that the Park Ridge Spending Plan would be approved although there was nothing in writing as yet.

Planner also indicated that there was no word on when the mediation brought about by the two objectors would be held on the borough's Third Round submission.

OLD BUSINESS:

Planner reviewed the six items that required discussion and decisions regarding the Master Plan.

Planner distributed copies of a concept B-3 zone plan which

contained retail mixed use in the front facing Kinderkamack Road and residential (apartments, condos) in the rear facing the railroad tracks. Buildings to the rear higher than the ones in front.

Board determined that a minimum of 120 d.u. would be needed to make the plan economically feasible. Plan also showed a four-story parking deck.

After discussion it was determined that the buildings facing Kinderkamack Road would be three-story over retail, which was needed to reach the 120 figure of d.u.

Board to review and be prepared to discuss on July 8th.

Goals & Objectives: Planner distributed a list of 13 goals and objectives to be reviewed and discussed with the goal of becoming a sustainable community. If this is possible, to go for certification as such.

Planner indicated that new commercial goals had to be established to make the commercial zones more economically viable.

Planner advised she had met with county officials and discussed traffic conditions, particularly on Park Avenue. County responded by suggesting the borough look into developing Park Avenue as Oradell had developed Kinderkamack Road through the business district. This would include a 10' or 11' landscaped median running down the center of the avenue with alternating parking after intersections. Planner to bring concept map at next meeting.

Planner distributed suggested changes to the borough's Off-Street parking regulations.

Planner showed revised Land Use Map reflecting areas where there are two and three-family houses, something that is not reflected on any of the current maps.

All the above material was to be reviewed by the board for the July meetings.

POWDER HILL DEVELOPERS – North Avenue

Lots: 19 & 20 Block: 707

WHEREAS, POWDER HILL DEVELOPERS, North Avenue, known as Lots 19 & 20 of Block 707, on the Tax Map of the Borough of Park Ridge, has posted Performance Bonds in the amounts of \$118,800 and \$342,400 and a cash Performance Bond in the amount of \$49,731.72; and

WHEREAS, applicant has requested their Cash Performance Bond be released; and

WHEREAS, applicant has requested that the condition of a Maintenance Bond be waived; and

WHEREAS, the Planning Consultant has reviewed and inspected the site and submitted a report dated May 29, 2009; and

WHEREAS, the Borough Engineer has inspected the site and submitted a report dated June 12, 2009; and

WHEREAS, the Borough Engineer has recommended the cash performance bond be reduced to \$10,000 and has further recommended that the two-year maintenance bond not be required.

NOW, THEREFORE, BE IT RESOLVED, by the **PLANNING BOARD OF THE BOROUGH OF PARK RIDGE** that the remaining Cash Performance Bond of \$49,731.72 be reduced to \$10,000; and

AND BE IT FURTHER RESOLVED that the requirement for a two-year Maintenance Bond be waived.

Offered by Mr. Mital
Second by Mr. Maguire

AYES: Messrs. Maguire, Mesiano, Mital, Oppelt, Saluzzi, Sandler,
Councilman Wells

APPROVAL OF VOUCHERS:

Azzolina/Feury Engineering	
Powder Hill Developers, II	\$1,490.00

Motion made by Mr. Oppelt that the voucher as presented by paid.
Second by Mr. Mital.

AYES: Messrs. Maguire, Mesiano, Mital, Oppelt, Saluzzi, Sandler,
Councilman Wells

ADJOURN:

There being no further business to come before the board a motion was made by Mr. Mital that the meeting be adjourned.

Second by Councilman Wells
Carried unanimously.

Respectfully Submitted,



Helyn N. Beer
Secretary

9:15pm