

Minutes of the Park Ridge Planning Board  
Meeting of May 27, 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. Brouwer, Maguire, Mesiano, O'Donoghue, Oppelt, Saluzzi, Sandler  
Absent: Messrs. Browne, Cassata, Mital, Councilman Wells  
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. Maguire that the minutes of May 13, 2009 be approved as written.

Second by Mr. Oppelt

**AYES:** Mr. Brouwer, Mr. Maguire, Mr. Oppelt, Mr. Saluzzi, Mr. Sandler

**ABSTAIN:** Mr. Mesiano, Mr. O'Donoghue

**OLD BUSINESS:**

**COUNCIL ON AFFORDABLE HOUSING** – 3<sup>rd</sup> Round Submission

Planning Consultant advised board the mediation team had been selected by the Mayor & Council and consisted of John Ten Hoeve, Jr., Esq., Councilman Wells, Lyn Beer and herself. The resolution appointing the team has been sent to COAH and the date, which will be set by the Council on Affordable Housing, has not yet been set.

Discussion as to what the procedure would be if a compromise was not reached as a result of the mediation and board attorney advised it would be an Administrative Hearing before the Council on Affordable Housing.

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**NEW BUSINESS:**

**MASTER PLAN:**

Planner reported on her conversation with Eric Timsak of the County Planning Board. County is interested in meeting with the board and discussing traffic circulation. The County is concentrating on traffic in their Master Plan and was interested in the board's goals.

Planner explained to Eric Timsak that the board had some ideas on traffic circulation and would like to share them with county for additional input.

Planner to meet with county first and report back to board.

Planner distributed folders to all board members containing maps and information germane to working on the goals and objectives of the Master Plan.

Board went over the B-3 zone, what it was, how it came about and whether changes could or should be made. Some of the suggestions were to consider two-storied buildings with affordable housing over retail, increasing the density of the zone, combining the last north/west lot on Kinderkamack into the zone.

Other suggestions were to contact N.J. Transit to consider moving the existing train stop from Park Avenue & Broadway to a little further north behind the Dunkin' Donuts site in order to alleviate the gates coming down and closing off Park Avenue when the train just leaves the Montvale station. The gates would still come down upon the leaving of the Montvale site but wouldn't affect Park Avenue. Planner to contact NJ Transit.

Board discussed the RD-1 and RD-2 zones and planner explained the architectural standards in both zones and suggested they be incorporated into the Business zones. Planner also approved a suggestion by board member to change the designation from Redevelopment Zone to Rehabilitation Zone. The latter does not contain condemnation proceedings but does permit looking at structures over 50 years old and determining whether they should be rehabilitated. Board discussed including the parcel adjacent to the gas station on Park and Kinderkamack into what is now the RD-1 zone.

Planner asked board to look at the current sign ordinance as to making changes and modifying.

Next meeting on June 10<sup>th</sup> will include signage, permitted uses and bulk standards.

**VOUCHERS:**

Board discussed voucher submitted by Brooker Engineering for a board authorized meeting with professionals from Montvale to discuss a possible joint application for Walgreens. The applicant did not pursue the application, which had been conceptual only and escrow had not been posted. Board suggested the governing body be asked to cover the meeting portion of the voucher.

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**ADJOURN;**

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

Second by Mr. Maguire

Carried unanimously.

Respectfully Submitted,

Helyn N. Beer  
Secretary

10:00pm

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