Minutes of the Park Ridge Planning Board
Meeting of April 15, 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. Browne, Maguire, Mesiano, Mital, Saluzzi, Sandler, Oppelt, Councilman Wells
Absent: Messrs. Brouwer, Cassata, 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 thereat 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.

PUBLIC HEARING:

None

APPROVAL OF MINUTES:

Motion made by Mr. Mital to approve the minutes of March 25, 2009 as written.
Second by Mr. Maguire

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

CORRESPONDENCE:

N.J. Municipalities	re: March 2009 – distributed
N.J. Municipalities	re: April 2009 – distributed
N.J. Planner	re: March/April 2009 – distributed

OLD BUSINESS:

BOARD OF ADJUSTMENT ANNUAL YEAR END REPORT

Board reviewed and discussed the updated recommendations of the planner with regard to the F.A.R. and the board unanimously decided to table the cubic volume calculation and stay with the square foot calculation.

Board members discussed various ways to redo the square foot calculation by including footings, by determining that anything above grade is counted, by considering anything three feet out of ground to the first floor be counted and possibly count in garage space. Planner to continue to work and refine.

Board reviewed various ways to handle driveway widths and considered adding length to driveways and width to garages, have separate measurements for one/two and three car garages, allow two curb cuts on specific streets, permit K-turns or a separate area for parking on-site and widen driveways from 16' for a one car garage to 20' for two and three car garages.

Board to consider again at May 13th meeting.

NEW BUSINESS:

C.O.A.H. – Third Round Proposal

Board reviewed and discussed the two objectors who had filed with the Council on Affordable Housing. Planner was authorized to respond to the newest objector by writing COAH with a copy to the Fair Housing Center.

L. C. DEVELOPERS – Grand, North Fifth & Lafayette St.

Board discussed Notice of Deficiency letter received from the Department of Environmental Protection.

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 Mital.
Carried unanimously.

Respectfully Submitted,

Helyn N. Beer
Secretary