Minutes of the Park Ridge Planning Board
Meeting of February 11, 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, Brouwer, Maguire, Mital, Oppelt, Mesiano
Absent: Messrs. Cassata, O'Donoghue, Saluzzi, Sandler, 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 thereat and by filing the said schedule in the office of the Borough Clerk.

NEW BUSINESS:

BOARD OF ADJUSTMENT ANNUAL YEAR END REPORT

Chairman indicated he would take the agenda out of order since three members of the Park Ridge Board of Adjustment had joined the meeting. The members, Marcia Eisen, Ben Martin and Sid Raman, were invited to join the board at the table.

Planner, Board Attorney and board members discussed the Floor Area Ratio definition and whether it should continue to include basements and crawl spaces. Discussion centered on lot size being one of the problems, such as a smaller lot amidst larger lots; whether basements are out of ground, partially out of ground; whether garages, particularly the newer 3-car garages should count as potential living space on the second floor.

Consensus that square footage not the way to go and cubic volume a better method using an average grade.

Planner asked to work on drafting some language for the board to review and eventually be made part of the Master Plan deliberations.

Board then reviewed driveways as attorney explained that a number of variances had been received to widen driveways. Discussion of why curb cut is limited to 16' with cubing to 18' particularly in line with the larger garages being built. Discussion also on number of curb cuts, circular driveways and whether a limitation should be put on how much paving should be allowed in front of a house.

Planner asked to look at the possibility of a maximum of front yard impervious coverage; size of curb cuts and limiting circular driveways to busy or county roads for safety.

Last item on the Board of Adjustment's list was the 10% rear yard coverage. Discussion on what it was supposed to limit and how it is being used today and that several applications are received each year because of swimming pools with attached patios and cabanas. Consensus was to eliminate the 10% requirement, having the bulk standards such as rear and side property line limitations control the usage. Planner to look into.

Board briefly talked about cell towers, where they currently were located and felt borough should have an ordinance speaking to that item.

Planner to draft proposals for the board to review for the March 25th meeting. Proposals will be sent to all board members prior to the meeting and Board of Adjustment members will again be invited to participate. All proposals finally agreed upon will be incorporated into the goals of the Master Plan.

NEW POST OFFICE:

Chairman had samples of the exterior materials to be utilized on the new post office and displayed them for the board.

APPROVAL OF MINUTES:

Motion made by Mr. Maguire that the minutes of January 14, 2009 be approved as written. Second by Mr. Mital to confirm.

AYES: Mr. Browne, Mr. Brouwer, Mr. Maguire, Mr. Mital, Mr. Oppelt, Mr. Mesiano.

Motion made by Mr. Maguire that the minutes of January 28, 2009 be approved as written. Second by Mr. Mital to confirm.

AYES: Mr. Browne, Mr. Brouwer, Mr. Maguire, Mr. Mital, Mr. Oppelt, Mr. Mesiano.

NEW BUSINESS:

ECKERD CORPORATION – 117 Kinderkamack Road
Performance Bond Reduction

WHEREAS, ECKERD CORPORATION, 117 Kinderkamack Road, known as Lot 1 of Block 1903, on the Tax Map of the Borough of Park Ridge, has posted a Performance Bond in the amount of $74,700.00 and cash Performance Bond in the amount of $8,300.00 and escrow in the amount of $,750.00; and

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

WHEREAS, the Planning Consultant has reviewed and inspected the site; and

WHEREAS, the Planning Consultant has submitted a report, dated February 6, 2009, recommending retaining $642.38 for landscape replacement; and

WHEREAS, the project was granted approval and constructed seven (7) years ago; and

WHEREAS, over the past several years the Performance Bond has been released; and

WHEREAS, there remains only the $8,300.00 Cash Performance Bond and $312.00 in the escrow account.

NOW, THEREFORE, BE IT RESOLVED by the **PLANNING BOARD OF THE BOROUGH OF PARK RIDGE** that the remaining Cash

Performance Bond of $8,300.00 be reduced to $642.38, thereby retaining as amount determined by the Planning Consultant as necessary for landscape replacement.

AND BE IT FURTHER RESOLVED that the cash escrow be reduced to $162.00 to allow for landscape inspection fee and that a copy of the Resolution be forwarded to the Chief Financial Officer.

Offered by Mr. Mital.
Second by Mr. Maguire

AYES: Mr. Browne, Mr. Brouwer, Mr. Cassata, Mr. Maguire, Mr. Mesiano, Mr. Mital, Mr. O'Donoghue, Mr. Oppelt, Mr. Sandler, Councilman Wells

ADJOURN:

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

Respectfully Submitted,

Helyn N. Beer
Secretary

9:45pm