Minutes of the Park Ridge Planning Board
Meeting of March 25, 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: Mr. Brouwer, Mr. Maguire, Mr. Mesiano, Mr. Mital, Mr. O'Donoghue, Mr. Saluzzi,, Mr. Sandler, Councilman Wells
Absent: Mr. Browne, Mr. Cassata, Mr. Oppelt
Also Present: John Ten Hoeve, Jr, Board Attorney
Eve Mancuso, PE, Board Engineer
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:

There was no one.

APPROVAL OF MINUTES:

Motion made by Mr. Mital that the minutes of February 11, 2009 be approved as written.
Second by Mr. O'Donoghue

AYES: Mr. Brouwer, Mr. Maguire, Mr. Mesiano, Mr. Mital,
ABSTAIN: Mr. Saluzzi, Mr. O'Donoghue, Mr. Sandler, Councilman Wells

OLD BUSINESS:

BOARD OF ADJUSTMENT ANNUAL YEAR END REPORT

Planner discussed possible changes to method of computing Floor Area Ratio; discussed possibility of eliminating rear yard coverage and suggested several changes to existing ordinance regarding driveways.

Board to look at various houses around town they feel out of scale to lot size, note addresses and have plans pulled from Building Office to review and determine how ordinance could be drafted to eliminate the problem of size.

Planner to have additional suggestions for next meeting along with board members.

C.O.A.H. THIRD ROUND SUBMISSION

Planner reported that COAH has begun review of the submitted documents and had a few questions regarding the staffing of new Post Office. Board Secretary to contact USPS.

Planner also advised that Metropolitan Homes, North Fifth Street had filed an objection to the third round petition citing that the entire housing analysis was in error as well as the borough's prior submissions to COAH. Planner authorized by board to respond in writing to COAH.

NEW BUSINESS:

T. MAGUIRE/K.MYLAN – 78 Lafayette Avenue – escrow release request

WHEREAS, TERENCE MAGUIRE AND KIM MYLAN, 78 Lafayette Avenue and 48 Colony Avenue, Park Ridge, New Jersey, known as Lots 1 & 3 in Block 1005, on the Tax Map of the Borough of Park Ridge, had posted an escrow in the amount of $500.00 in support of their Minor Subdivision application; and

WHEREAS, the Minor Subdivision application was approved on July 25, 2007; and

WHEREAS, applicant, Terence Maguire, has requested a refund of any unexpended escrow; and

WHEREAS, there remains $318.75 in the aforementioned Escrow account and since the application has been approved, no further action is required.

NOW, THEREFORE BE IT RESOLVED, by the **PLANNING BOARD OF THE BOROUGH OF PARK RIDGE**, that the remaining escrow of $318.75 be refunded to the applicant.

Offered by Mr. Mital
Second by Mr. O'Donoghue

AYES: Mr. Brouwer, Mr. Mesiano, Mr. Mital, Mr. O'Donoghue. Mr. Saluzzi, Mr. Sandler, Councilman Wells
ABSTAIN: Mr. Maguire

APPROVAL OF VOUCHERS:

Brooker Eng.	
Montalbano (soil moving)	$ 165.00
LC. Developers	82.50
LC Developers	412.50
Auto Body Express (Madison Sq.)	82.50
Windward, LLC	165.00

Motion made by Mr. Mital that the vouchers be submitted for payment.
Second by Mr. O'Donoghue

AYES: Mr. Brouwer, Mr. Maguire, Mr. Mesiano, Mr. Mital, Mr. O'Donoghue, Mr. Saluzzi, Mr. 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 Mr. O'Donoghue
Carried unanimously.

Respectfully Submitted,

Helyn N. Beer, Secretary