Minutes of the Park Ridge Planning Board
Meeting of August 27, 2008

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, Mesiano, Mital, Maguire, O'Donoghue, Oppelt, Viola, Councilman Wells
Absent: Messrs. Sandler, Cassata
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 23, 2008, setting forth a schedule of regular meetings, by mailing of said schedule to the Record and The Review on January 24, 2008 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.

CORRESPONDENCE:

N.J. Planner July/August – distributed

SOIL MOVING:

MICHAEL MONTALBANO – 80 Kinderkamack Road
Lot: 3 Block: 1905

WHEREAS, MICHAEL MONTALBANO, (hereinafter referred to as "Applicant"), residing at 695 Handwery Drive, River Vale, New Jersey, being the owner of premises known as 80 Kinderkamack Road in the Borough of Park Ridge, County of Bergen, and State of New Jersey, said premises also known as Lot 3 in Block 1905 on the Tax Assessment Map for the Borough of Park Ridge, has applied to the PLANNING BOARD OF THE BOROUGH OF PARK RIDGE (hereinafter referred to as "BOARD"), seeking a soil moving permit to allow the movement of soil on and to the site; and

WHEREAS, the Applicant has submitted to the BOARD a plot plan for the property illustrating the proposed construction of a single family dwelling on the site, said plan prepared by Azzolina & Feury Engineering, Inc., being dated March 6, 2008 and last revised on June 18, 2008; and

WHEREAS, the Applicant has presented the testimony of Richard Burns, Professional Engineer, with respect to the planned movement of soil on and to the site and construction of the addition to the of a home on the site; and

WHEREAS, public hearings were held in connection with the application before the PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, duly convened on July 23, 2008, upon due notice as required by law; and

WHEREAS, the BOARD has carefully considered the application and all evidence and testimony presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOASRD OF THE BOROUGH OF PARK RIDGE, that the BOARD hereby makes the following findings of fact:

1. Applicant seeks to construct a dwelling on the premises known as 80 Kinderkamack Road in the Borough of Park Ridge. Applicant has provided the BOARD with a plot plan illustrating the planned site improvements and has presented the testimony of an engineer to explain the soil moving aspects of the application.

2. Applicant's engineer testified that the project would involve a total soil movement of 770 cubic yards, however, would only require the importation of 139 cubic yards of fill. Applicant's engineer explained that while 770 cubic yards of would be moved, minimal amounts of soil would be moved to the site by virtue of soil gained from stormwater systems and dwelling excavation.

3. After reviewing the Applicant's initial plan, the Borough Engineer suggested that the Applicant make several modifications to site grading. The Applicant agreed, and designed a plan that will maintain all existing grades and result in no additional runoff onto adjacent properties. Applicant is also constructing a "Stormtech" stormwater management drainage system, a system reviewed and approved by the Borough Engineer. The system will comply with all current stormwater management requirements.

4. Applicant also indicated that it would comply with all customary soil movement controls generally imposed by the BOARD, including, but not limited to, advance notice as to times, dates, routes, destination and other concerns to the BOARD and to the Borough Police Department prior to the movement of any soil.

5. Applicant further agreed to comply with specific requests included in reports from the Borough Engineer, including the implementation of soil erosion control measures to prevent the tracking of soil onto Borough roadways and the introduction of tree wells to protect numerous, large mature trees on the site.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE by virtue of the foregoing that the BOARD hereby grants Applicant's request for a soil moving permit to move soil on and to the site, subject to the following conditions:

A. That the Applicant not engage in any soil movement or construction on the site prior to the installation of all soil erosion control measures as shown on the submitted plan and as discussed at the soil movement hearing.

B. That the Applicant does not remove any soil to the site without first submitting to the Borough Engineer and to the Borough Police Chief a written plan detailing the manner in which soil will be brought to

the site, the destination of all soil to be delivered to the site, the dates of delivery, the times when soil will be delivered and the routes to be taken by vehicles delivering the soil. No soil shall be delivered to the site unless and until the Applicant receives approval from the Borough Engineer and the Police Chief for the Borough of Park Ridge with respect to said plan.

C. Applicant shall also comply with any and all conditions or requirements imposed by the Borough Engineer with respect to erosion control, truck cleaning, or any other soil movement requirement she may deem necessary. These requirements may include specific conditions with regard to the maintenance of the tracking pads or Geomats on the site and with respect to the cleaning of Borough Streets, if required by the Borough Engineer. Applicant shall amend the plan to provide details regarding tracking and tree preservation deemed acceptable by the Borough Engineer/

D. Applicant shall also deliver soil to the site in trucks filled to such weight as is deemed appropriate after consultation with the Borough Engineer. If the Borough Engineer determines that delivery vehicles should not be filled to capacity so as to minimize the possibility of damage to Borough Streets, Applicant shall comply with said requests. In the event Applicant causes any damage to the street, Applicant shall provide repairs to same or compensate the Borough or the costs of any repairs.

E. Applicant shall also comply with any and all additional conditions or requirements imposed by the Borough Engineer with respect to erosion control, truck cleaning, or any other soil movement requirement he may deem necessary. These requirements may include specific conditions with regard to the maintenance of a tracking pad on the site and with respect to the cleaning of Borough Streets, if required by the Borough Engineer.

F. Applicant shall move no more soil on or to the site than described during soil movement hearings. In the event Applicant requires the movement of additional soil, Applicant shall return to the BOARD for subsequent hearings.

Offered by Mr. Browne
Second by Mr. Oppelt

AYES: Messrs. Browne, Mesiano, Mital, Maguire, O'Donoghue, Oppelt, Viola, Councilman Wells

NEW BUSINESS:

Chairman indicated board had met with members of the Historic Preservation Committee and reviewed the proposed Historic Preservation element to the Master Plan. Chairman said a public hearing on the plan would be scheduled in early fall.

APPROVAL OF VOUCHERS:

Brooker Engineering, PE	
Ridge Diner	$ 82.50
Agron Dema	82.50 *
Michael Montalbano (Soil)	82.50

Burgis Assoc. PP	
Hespe Subdivision	$ 616.25
JAMM Realty, Inc.	145.00

(* indicates *insufficient funds* – letters written to all *)

Motion made by Mr. Browne that vouchers be authorized for payment subject to receipt of funds.
Second by Mr. Oppelt

AYES: Messrs. Browne, Mesiano, Mital, Maguire, O'Donoghue, Oppelt, Viola, Councilman Wells

ADJOURN:

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

Respectfully Submitted,

Helyn N. Beer
Secretary

(8:10 pm)