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 Vice Chairman, Raymond Mital, on the above date, time and place.

Vice Chairman called for the Pledge of Allegiance to the Flag.

ROLL CALL: Present: Mr. Browne, Mr. Cassata, Mr. Mital, Mr. Maguire, Mr. O'Donoghue, Mr. Oppelt, Mr. Sandler, Mr. Viola, Councilman Wells
Absent: Mr. Mesiano
Also Present: John Ten Hoeve, Jr., Board Attorney
Eve Mancuso, PE, Board Engineer

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.

PUBLIC HEARING:

AGRON AND EJUP DEMA – 94 Lafayette Avenue R-15
Lot: 2 Block: 1003

Richard Abrahamson, Esq. came forward stating he was present on behalf of the applicant.

ABRAHAMSON: We have the engineer here and I would like to state in the beginning, in response to the comments of the borough engineer that it is going to be a deck and not a patio, so the contradiction between the drawings is resolved in the terms of a deck.

I have spoken to the applicant with regard to the suggestion of a retaining wall also along contour 96 and the applicant thinks it is also a very good idea and he'll agree to do that.

TEN HOEVE: If you have no other statements....I'll swear the witness in.

Richard Burns, PE, Azzolina/Feury PE was sworn.

BURNS: I am a professional engineer in the State of New Jersey for past 31 years.

ABRAHAMSON: Would you like him to go through...

TEN HOEVE: Not necessary.

ABRAHAMSON: Thank you.

Mr. Burns, please explain the application to the board.

BURNS: We are here for the purpose of soil movement in conjunction with the expansion of an existing single-family dwelling. We are in receipt of Eve Mancuso's

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 Vice Chairman, Raymond Mital, on the above date, time and place.

Vice Chairman called for the Pledge of Allegiance to the Flag.

ROLL CALL: Present: Mr. Browne, Mr. Cassata, Mr. Mital, Mr. Maguire, Mr. O'Donoghue, Mr. Oppelt, Mr. Sandler, Mr. Viola, Councilman Wells
Absent: Mr. Mesiano
Also Present: John Ten Hoeve, Jr., Board Attorney
Eve Mancuso, PE, Board Engineer

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.

PUBLIC HEARING:

AGRON AND EJUP DEMA – 94 Lafayette Avenue R-15
Lot: 2 Block: 1003

Richard Abrahamson, Esq. came forward stating he was present on behalf of the applicant.

ABRAHAMSON: We have the engineer here and I would like to state in the beginning, in response to the comments of the borough engineer that it is going to be a deck and not a patio, so the contradiction between the drawings is resolved in the terms of a deck.

I have spoken to the applicant with regard to the suggestion of a retaining wall also along contour 96 and the applicant thinks it is also a very good idea and he'll agree to do that.

TEN HOEVE: If you have no other statements....I'll swear the witness in.

Richard Burns, PE, Azzolina/Feury PE was sworn.

BURNS: I am a professional engineer in the State of New Jersey for past 31 years.

ABRAHAMSON: Would you like him to go through...

TEN HOEVE: Not necessary.

ABRAHAMSON: Thank you.
Mr. Burns, please explain the application to the board.

BURNS: We are here for the purpose of soil movement in conjunction with the expansion of an existing single-family dwelling. We are in receipt of Eve Mancuso's

MAGUIRE: With the revised calculations on the soil movement, is a permit still required?

BEER: Yes, anything over 300 cu yds still requires the permit.

MAGUIRE: We're changing the existing grade along the rear property line?

BURNS: No.

MAGUIRE: With the new wall the existing grade will stay the same in the rear of the property?

BURNS: It will remain the same. We are pulling our grading in this area out.

MAGUIRE: I am just concerned about that rear corner because that rear corner drops off.

BURNS: That's what Peter was saying, that we keep that at the same grade except that we would be grading toward a seepage pit.

MITAL: Any other questions from the board? Any questions from the audience?

TEN HOEVE: Procedurally he will have to revise the plan and come back at our next meeting so that our engineer can conduct a review and see if there are any other questions that she has once that plan has been prepared.

ABRAHAMSON: And what would that next meeting be?

BEER: March 26th.

TEN HOEVE: And the plans would have to be in by March 11th.

ABRAHAMSON: And will there be an announcement that the hearing will be continued so we don't have to renotice?

TEN HOEVE: There is no new notice that is provided. That was the announcement and anybody who is here in connection with this application, this application will be continued to the March 26th meeting.

ABRAHAMSON: Thank you.

APPROVAL OF MINUTES:

Motion made by Mr. Cassata that the minutes of January 9, 2008 be approved as written.
Second by Mr. Oppelt.

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

Motion made by Councilman Wells that the minutes of January 23, 2008 be approved as written.
Second by Mr. Maguire

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

CORRESPONDENCE:

MAGUIRE: With the revised calculations on the soil movement, is a permit still required?

BEER: Yes, anything over 300 cu yds still requires the permit.

MAGUIRE: We're changing the existing grade along the rear property line?

BURNS: No.

MAGUIRE: With the new wall the existing grade will stay the same in the rear of the property?

BURNS: It will remain the same. We are pulling our grading in this area out.

MAGUIRE: I am just concerned about that rear corner because that rear corner drops off.

BURNS: That's what Peter was saying, that we keep that at the same grade except that we would be grading toward a seepage pit.

MITAL: Any other questions from the board? Any questions from the audience?

TEN HOEVE: Procedurally he will have to revise the plan and come back at our next meeting so that our engineer can conduct a review and see if there are any other questions that she has once that plan has been prepared.

ABRAHAMSON: And what would that next meeting be?

BEER: March 26th.

TEN HOEVE: And the plans would have to be in by March 11th.

ABRAHAMSON: And will there be an announcement that the hearing will be continued so we don't have to renotice?

TEN HOEVE: There is no new notice that is provided. That was the announcement and anybody who is here in connection with this application, this application will be continued to the March 26th meeting.

ABRAHAMSON: Thank you.

APPROVAL OF MINUTES:

Motion made by Mr. Cassata that the minutes of January 9, 2008 be approved as written.
Second by Mr. Oppelt.

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

Motion made by Councilman Wells that the minutes of January 23, 2008 be approved as written.
Second by Mr. Maguire

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

CORRESPONDENCE:

employees at the location at any time. Applicant also testified that employees would not park on the site, but would be transported to the location.

3. Applicant also described the mixed use nature of the premises. In response to questions from BOARD members, Applicant indicated that residential tenants would not be permitted to park on the site during hours that the salon was open. Applicant specifically agreed to provide that no tenant parking would be permitted in leases executed with all tenants.

4. In specific response to inquiries by BOARD members, the Applicant agreed that approximately 680 square feet of space in the premises would not be used as part of the salon. Applicant agreed to submit an application to the Zoning Board of Adjustment for permission to utilize the designated area to construct an affordable housing unit. Applicant further agreed that the area would not be used for salon purposes notwithstanding Applicant's ability to secure approval to construct an affordable housing unit. The BOARD supports Applicant's efforts to construct the proposed affordable housing unit.

5. Applicant presented testimony from the project engineer, Thomas Stearns, who described the improvement to be completed on the site. Applicant proposed to place new macadam throughout the site, to refinish the façade of the building, and to complete other improvements to the site. During the several months of hearings on the application, and in response to comments and suggestions made by Borough Professionals, the Applicant modified the proposal to include various specific improvement including, but not limited to the following:

a) Improved traffic circulation and parking pursuant to a completely reconfigured traffic circulation and parking plan;

b) Improved grading and drainage on the site including the installation of seepage pits on the premises;

c) Improved trash and refuse storage on the site and controlled pick-up of trash by trash collectors;

d) Improved landscaping and lighting where virtually no landscaping or lighting is currently provided:

e) The installation of "Park Ridge Lanterns" for street lighting as requested by the BOARD for street lighting and the installation of interlocking Holland Pavers in a Liberty Blend pattern running along Park Avenue.

6. Applicant specifically addressed virtually all concerns raised by Borough Professionals with regard to all site plan concerns. Applicant further agreed to make such other future minor site modifications as required by the Borough Engineer in order to comply with various professional reports.

7. Applicant also requires a parking variance. As noted in the Planner's report, the Applicant would require 17 parking spaces to accommodate the residential and commercial needs generated by proposed uses. Applicant can provide but 9 parking spaces. The BOARD also recognizes that the Applicant is proposing a complying use. The BOARD further finds that the improvements proposed by the Applicant will result in substantial and significant zoning and planning benefits, as outlined in this Resolution. Finally, the BOARD finds that the grant of the requested parking variance will not have any negative impact on the Zoning Ordinance, the Zone Scheme or Plan or the Master Plan.

8. The Applicant has also requested a design waiver from the provisions of Section 87-43(C)(4)(c) prohibiting a driveway entrance within 50 feet of a curb return. The BOARD, again recognizing the small lot area available to the Applicant, grants the requested waiver.

employees at the location at any time. Applicant also testified that employees would not park on the site, but would be transported to the location.

3. Applicant also described the mixed use nature of the premises. In response to questions from BOARD members, Applicant indicated that residential tenants would not be permitted to park on the site during hours that the salon was open. Applicant specifically agreed to provide that no tenant parking would be permitted in leases executed with all tenants.

4. In specific response to inquiries by BOARD members, the Applicant agreed that approximately 680 square feet of space in the premises would not be used as part of the salon. Applicant agreed to submit an application to the Zoning Board of Adjustment for permission to utilize the designated area to construct an affordable housing unit. Applicant further agreed that the area would not be used for salon purposes notwithstanding Applicant's ability to secure approval to construct an affordable housing unit. The BOARD supports Applicant's efforts to construct the proposed affordable housing unit.

5. Applicant presented testimony from the project engineer, Thomas Stearns, who described the improvement to be completed on the site. Applicant proposed to place new macadam throughout the site, to refinish the façade of the building, and to complete other improvements to the site. During the several months of hearings on the application, and in response to comments and suggestions made by Borough Professionals, the Applicant modified the proposal to include various specific improvement including, but not limited to the following:

a) Improved traffic circulation and parking pursuant to a completely reconfigured traffic circulation and parking plan;

b) Improved grading and drainage on the site including the installation of seepage pits on the premises;

c) Improved trash and refuse storage on the site and controlled pick-up of trash by trash collectors;

d) Improved landscaping and lighting where virtually no landscaping or lighting is currently provided:

e) The installation of "Park Ridge Lanterns" for street lighting as requested by the BOARD for street lighting and the installation of interlocking Holland Pavers in a Liberty Blend pattern running along Park Avenue.

6. Applicant specifically addressed virtually all concerns raised by Borough Professionals with regard to all site plan concerns. Applicant further agreed to make such other future minor site modifications as required by the Borough Engineer in order to comply with various professional reports.

7. Applicant also requires a parking variance. As noted in the Planner's report, the Applicant would require 17 parking spaces to accommodate the residential and commercial needs generated by proposed uses. Applicant can provide but 9 parking spaces. The BOARD also recognizes that the Applicant is proposing a complying use. The BOARD further finds that the improvements proposed by the Applicant will result in substantial and significant zoning and planning benefits, as outlined in this Resolution. Finally, the BOARD finds that the grant of the requested parking variance will not have any negative impact on the Zoning Ordinance, the Zone Scheme or Plan or the Master Plan.

8. The Applicant has also requested a design waiver from the provisions of Section 87-43(C)(4)(c) prohibiting a driveway entrance within 50 feet of a curb return. The BOARD, again recognizing the small lot area available to the Applicant, grants the requested waiver.

9. The Applicant also responded to several requests and comments by BOARD members, agreeing to the following limitations on the proposed use:

a) Applicant agreed that there would be no day spa conducted on the site and that the services to be provided would be limited to nail care, skin care and body waxing.

b) Applicant indicated that all necessary and required approvals had been completed with respect to prior gasoline or oil tanks on the property and agreed to provide evidence thereof to the Borough Engineer.

c) Applicant agreed that there would be no cooking in the commercial area of the premises at any time.

d) Applicant agreed that there would be no use or occupancy of the basement of the premises.

e) Applicant agreed that the Dumpster would be located and oriented as requested by the BOARD and that access to trash removal would be by having vehicles backing to the dumpster from Willet Street.

f) Applicant agreed to comply with all requirements contained in various Fire Official Reports to the Board.

g) Applicant agreed that no signs would be erected on the site without prior approval of the Borough Zoning Officer or Borough Planner.

h) Applicant agreed to make all necessary technical and minor site plan changes as requested by the Borough Engineer in order to render the final site plan compliant with all testimony and professional reports.

i) Applicant agreed that there would be no more than 6 employees working in the premises at any time.

j) Applicant agreed that the approximately 680 square feet of unused space would not be utilized for commercial purposes and that the Applicant would apply to the Zoning Board of Adjustment for permission to utilize the area for the construction of an affordable housing unit.

10. The BOARD finds and concludes that the proposed development will constitute a significant improvement to a structure in dire need of improvement. The development will also result in significant circulation, drainage, lighting and landscaping improvements.

11. The BOARD finds that there are substantial reasons justifying the grant of Preliminary Site Plan Approval and the variance and waiver necessitated by Applicant's submission. The BOARD also finds, provided that Applicant adheres to the conditions set forth hereinbelow, that the proposal will not result in any substantial negative impact upon the zone scheme and plan of the Borough, the Master Plan of the Borough nor upon the surrounding neighborhood, but rather that the application complies with the provisions of the Zoning Ordinance and Master Plan.

12. The BOARD'S findings, as discussed above, are conditioned upon the Applicant's compliance with several conditions, acknowledged by the Applicant to be acceptable during the several hearings. The BOARD specifically finds that its conclusions with regard to the absence of any negative impact are, in large part, based upon the Applicant's compliance with these conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, by virtue of the foregoing, and pursuant to the authority of N.J.S.A. 40:55D-70, that the BOARD hereby grants the Applicant's requested preliminary site plan approval, parking variance and waivers requested as set forth hereinabove and as described during all site plan review proceedings subject to the following express conditions:

A. The Applicant shall be required to execute a Developer's Agreement in a form acceptable to the Planning Board and the Mayor and Council of the Borough of Park Ridge, said agreement to be prepared by the Board's Attorney at Applicant's cost and expense.

B. The Applicant shall be required to furnish performance bonds, maintenance guarantees and cash deposits in accordance with the Subdivision and Site Plan Review Ordinance of the Borough of Park Ridge in amounts to be determined in accordance therewith and upon consultation with the Board Engineer.

C. All improvements to be completed in connection herewith shall be in accordance with all development application proceedings and evidence submitted to the Planning Board and in compliance with the requirements of all Borough Ordinances and other requirements as may be imposed by the Borough Engineer.

D. Applicant shall be required to pay all professional fees, escrows and bonds in a timely manner.

E. Applicant shall complete all improvements in accordance with the aforementioned development application proceedings as well as in compliance with all other applicable borough ordinances.

F. All utilities shall be installed at the Applicant's expense, whether installed by the Applicant or by or on behalf of Park Ridge Utility Agencies. Applicant shall comply with all requirements set forth in the report by the Park Ridge Utility Department including, but not limited to, securing a water extension permit.

G. Applicant shall provide only those signs approved as part of the within site plan review process. Applicant shall not construct any other sign that is not in compliance with the requirements of the Borough Sign Ordinance. Applicant shall provide that all future signs are in conformity with the design plan for the building and in conformity with other signs existing on the site as required by the Zoning Ordinance. In the e4vent Applicant proposes any sign not in compliance with the Ordinance, Applicant shall be required to reapply to the BOARD for a variance permitting such signs.

H. That the Applicant secure all necessary approvals, if not previously secured, including but not limited to the County of Bergen, the Bergen County Planning Board Approval, the Bergen County Soil Conservation Board Approval and any other required governmental approvals. In the event any agency requires modifications to the Site Plan approved herein, Applicant shall be req2uired to return to the BOARD for the approval of such modification.

I. Applicant shall comply with all requirements of the Borough Fire Official including: (1) complete building fire alarm system supervised; (2) fire escape3 load test condition report and exit windows with A/C units removed; (3) Knox box installed; (4) installation of back door; (5 removal of washer and dryer from vestibules; (6) installation of required emergency lights and exit signs together with any other Fire Official requirements.

J. Applicant agrees to provide for all drainage as specified in the Site Plan Approval process, as set forth in detail on the Site Plan and as may be reasonably modified by the Borough Engineer at the time of construction. Applicant shall also be required to provide the Borough Engineer with calculations establishing to the Engineer's satisfaction that the proposed seepage pits will adequately accommodate drainage on the site.

K. Applicant shall pay any and all development fees that may be required pursuant to the Development Fee Ordinance of the Borough.

L. The Borough Engineer shall be entitled to inspect all lighting after installation to make certain that there is no offensive spillage of lighting onto adjacent properties. The Borough Planner shall be entitled to inspect final landscaping and streetscape

A. The Applicant shall be required to execute a Developer's Agreement in a form acceptable to the Planning Board and the Mayor and Council of the Borough of Park Ridge, said agreement to be prepared by the Board's Attorney at Applicant's cost and expense.

B. The Applicant shall be required to furnish performance bonds, maintenance guarantees and cash deposits in accordance with the Subdivision and Site Plan Review Ordinance of the Borough of Park Ridge in amounts to be determined in accordance therewith and upon consultation with the Board Engineer.

C. All improvements to be completed in connection herewith shall be in accordance with all development application proceedings and evidence submitted to the Planning Board and in compliance with the requirements of all Borough Ordinances and other requirements as may be imposed by the Borough Engineer.

D. Applicant shall be required to pay all professional fees, escrows and bonds in a timely manner.

E. Applicant shall complete all improvements in accordance with the aforementioned development application proceedings as well as in compliance with all other applicable borough ordinances.

F. All utilities shall be installed at the Applicant's expense, whether installed by the Applicant or by or on behalf of Park Ridge Utility Agencies. Applicant shall comply with all requirements set forth in the report by the Park Ridge Utility Department including, but not limited to, securing a water extension permit.

G. Applicant shall provide only those signs approved as part of the within site plan review process. Applicant shall not construct any other sign that is not in compliance with the requirements of the Borough Sign Ordinance. Applicant shall provide that all future signs are in conformity with the design plan for the building and in conformity with other signs existing on the site as required by the Zoning Ordinance. In the e4vent Applicant proposes any sign not in compliance with the Ordinance, Applicant shall be required to reapply to the BOARD for a variance permitting such signs.

H. That the Applicant secure all necessary approvals, if not previously secured, including but not limited to the County of Bergen, the Bergen County Planning Board Approval, the Bergen County Soil Conservation Board Approval and any other required governmental approvals. In the event any agency requires modifications to the Site Plan approved herein, Applicant shall be req2uired to return to the BOARD for the approval of such modification.

I. Applicant shall comply with all requirements of the Borough Fire Official including: (1) complete building fire alarm system supervised; (2) fire escape3 load test condition report and exit windows with A/C units removed; (3) Knox box installed; (4) installation of back door; (5 removal of washer and dryer from vestibules; (6) installation of required emergency lights and exit signs together with any other Fire Official requirements.

J. Applicant agrees to provide for all drainage as specified in the Site Plan Approval process, as set forth in detail on the Site Plan and as may be reasonably modified by the Borough Engineer at the time of construction. Applicant shall also be required to provide the Borough Engineer with calculations establishing to the Engineer's satisfaction that the proposed seepage pits will adequately accommodate drainage on the site.

K. Applicant shall pay any and all development fees that may be required pursuant to the Development Fee Ordinance of the Borough.

L. The Borough Engineer shall be entitled to inspect all lighting after installation to make certain that there is no offensive spillage of lighting onto adjacent properties. The Borough Planner shall be entitled to inspect final landscaping and streetscape

WHEREAS, the Council on Affordable Housing in the aforementioned Resolution (a copy of which is attached hereto) had specifically required that the Borough expend the approximately $98,000.00 sum currently held in the fund be used by the Borough of Park Ridge not on Regional Contribution Agreements but on new construction or rehabilitation; and

WHEREAS, the Council on Affordable Housing will not permit the Borough to pursue third round approval without first having complied with second round requirements,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE that the PLANNING BOARD hereby recommends that the sum of $98,000.00 currently held in the Borough Development Fee Fund be utilized for the construction of an affordable housing unit at 37 Park Avenue subject to the Applicant securing approval from the Zoning Board of Adjustment for the construction of said unit and subject to the following conditions:

a) Approval by the Council on Affordable Housing;

b) The Municipal Housing Liaison will assume responsibilities for the management of this project, including, but not limited to, compliance with all COAH obligations and requirements;

c) The Municipal Housing Liaison will also assume responsibility for the expenditure of all funds, securing a tenant for the unit once constructed in compliance with all COAH requirements and for all other aspects of the project.

Offered by Councilman Wells
Second by Mr. Oppelt

AYES: Mr. Viola, Mr. Browne, Mr. Oppelt, Councilman Wells, Mr. Mital

JAMM REALTY CORP – 90 Park Avenue
Lots: 1,3,4 Block: 1901

WHEREAS, S.K. PARK RIDGE ASSOCIATES, LLC, a Limited Liability Company of the State of New Jersey, and **JAMM REALTY CORP.**, a Corporation of the State of New Jersey , (hereinafter referred to as "Applicant"), being the owners of premises located on the southeast corner of Broadway and Park Avenue in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lots 1 3 & 4 of Block 1901 on the Tax Assessment Map for the Borough of Park Ridge, had applied to the PLANNING BOARD OF THE BOROUGH OF PARK RIDGE (hereinafter the "BOARD"), seeking Preliminary Site Plan Approval in order to permit the demolition of the structure currently located on the site and the construction of a new residential building containing 19 dwelling units; and

WHEREAS, the Applicant had previously received Site Plan Approval in order to construct said building and has completed construction of the building; and

WHEREAS, the prior Resolution of the BOARD required the Applicant to return to the BOARD in the event the Applicant wished to erect a sign at the location; and

WHEREAS, Applicant has now returned to the BOARD seeking permission to erect a sign at the premises; and

WHEREAS, a hearing was held before the PARK RIDGE PLANNING BOARD duly convened on January 23, 2008 upon due notice as required by law; and

WHEREAS, the BOARD has carefully considered the application seeking permission to erect said sign and all testimony and evidence presented to the BOARD,

WHEREAS, the Council on Affordable Housing in the aforementioned Resolution (a copy of which is attached hereto) had specifically required that the Borough expend the approximately $98,000.00 sum currently held in the fund be used by the Borough of Park Ridge not on Regional Contribution Agreements but on new construction or rehabilitation; and

WHEREAS, the Council on Affordable Housing will not permit the Borough to pursue third round approval without first having complied with second round requirements,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE that the PLANNING BOARD hereby recommends that the sum of $98,000.00 currently held in the Borough Development Fee Fund be utilized for the construction of an affordable housing unit at 37 Park Avenue subject to the Applicant securing approval from the Zoning Board of Adjustment for the construction of said unit and subject to the following conditions:

a) Approval by the Council on Affordable Housing;

b) The Municipal Housing Liaison will assume responsibilities for the management of this project, including, but not limited to, compliance with all COAH obligations and requirements;

c) The Municipal Housing Liaison will also assume responsibility for the expenditure of all funds, securing a tenant for the unit once constructed in compliance with all COAH requirements and for all other aspects of the project.

Offered by Councilman Wells
Second by Mr. Oppelt

AYES: Mr. Viola, Mr. Browne, Mr. Oppelt, Councilman Wells, Mr. Mital

JAMM REALTY CORP – 90 Park Avenue
Lots: 1,3,4 Block: 1901

WHEREAS, S.K. PARK RIDGE ASSOCIATES, LLC, a Limited Liability Company of the State of New Jersey, and **JAMM REALTY CORP.**, a Corporation of the State of New Jersey , (hereinafter referred to as "Applicant"), being the owners of premises located on the southeast corner of Broadway and Park Avenue in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lots 1 3 & 4 of Block 1901 on the Tax Assessment Map for the Borough of Park Ridge, had applied to the PLANNING BOARD OF THE BOROUGH OF PARK RIDGE (hereinafter the "BOARD"), seeking Preliminary Site Plan Approval in order to permit the demolition of the structure currently located on the site and the construction of a new residential building containing 19 dwelling units; and

WHEREAS, the Applicant had previously received Site Plan Approval in order to construct said building and has completed construction of the building; and

WHEREAS, the prior Resolution of the BOARD required the Applicant to return to the BOARD in the event the Applicant wished to erect a sign at the location; and

WHEREAS, Applicant has now returned to the BOARD seeking permission to erect a sign at the premises; and

WHEREAS, a hearing was held before the PARK RIDGE PLANNING BOARD duly convened on January 23, 2008 upon due notice as required by law; and

WHEREAS, the BOARD has carefully considered the application seeking permission to erect said sign and all testimony and evidence presented to the BOARD,

Garrety Living Trust, LLC	$2,145.00
Garrety Living Trust, LLC	1,072.50
JAMM Realty Corp.	742.50
LC Developers, LLC	82.50
37 Park Ridge, LLC	472.50
37 Park Ridge, LLC	330.00
37 Park Ridge, LLC	660.00 *
Garrety Living Trust, LLC	2,145.00
Doxey Subdivision	82.50
Burgis Associates, PP	
Garrety Living Trust, LLC	942.50
Garrety Living Trust, LLC	761.25
Garrety Living Trust, LLC	753.75
37 Park Ridge, LLC	623.75 *
37 Park Ridge, LLC	596.25 *
37 Park Ridge, LLC	483.75
37 Park Ridge, LLC	987.92
37 Park Ridge, LLC	412.50
37 Park Ridge, LLC	330.00
Garrety Living Trust, LLC	471.25
Doxey Subdivision	145.00
LC Developers, LLC	181.25
Auto Body Express, LLC	290.00
JAMM Realty, Inc.	587.50
JAMM Realty, Inc.	36.25
JAMM Realty, Inc.	543.75
John E. Ten Hoeve, Jr., Esq.	
Garrety Living Trust, LLC	920.00

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

ADJOURN:

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

Respectfully Submitted,

Helyn N. Beer
Secretary

(8:20pm)