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, Cassata, Mesiano, Mital, Maguire, O'Donoghue, Oppelt, Sandler, Viola
Absent: Councilman Wells
Also Present: John Ten Hoeve, Jr., Board Attorney
Eve Mancuso, PE, Board Engineer
Brigette Bogart, PP, Professional Planner

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 HEARINGS:

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

Richard Abrahamson, Esq. came forward on behalf of the applicant.

ABRAHAMSON: You will recall that the last time we discussed this we were going to follow the recommendations of the borough engineer with regard to the drainage and the retaining wall. Mr. Burns has submitted the drawings with the revisions and I will ask Mr. Burns....

TEN HOEVE: You were previously sworn and you are still under Oath.

BEER: Mr. Burns, if you are going to be over there would you take the black microphone, which has a long cord.

BURNS: We were here last month as you stated and we have made the revisions requested by the board. Our plans were revised 3/7/08 and the board has those plans. The borough engineer requested that we install a wall behind the dwelling...and there is now a two-foot wall behind the dwelling as requested to reduce the quantity of fill.

A board member requested that we add an inlet grate to the retention system...the seepage pits, to pick up overland flow so it doesn't go on to the adjacent property and we've added that to the plan.

The revised soil movement quantity together is 846 cu yds and we will be importing 710 cu yds...that would be approximately 47 15-yard trucks to be brought up onto the site.

I think we have addressed all the board's concerns and if there are any questions?

MESIANO: Ms. Mancuso, you have reviewed the plans?

MANCUSO: Yes, I have and as the applicant stated they did add the retaining wall in the rear of the property. It is approximately 2' and essentially what it does, is it limits the disturbance of the rear yard and keeps approximately the rear third of the property at the existing grade it current is, so there is no adverse impact upon the adjoiners in the rear and they did modify the retention system as noted, by adding a catch basin inlet and the swale that comes down the north property line is graded toward that catch basin.

The quantity of soil to be moved now...originally the total movement was close to 1,000 cu yds and as stated it has been reduced quite a bit. The amount to be imported is 710 cu yds, so there are quite a number of trucks still requiring a visit to the site but considerably less than the initial number.

TEN HOEVE: I have one question. Is that paver patio being removed or staying? You have the purple lines running to various points...it says *patio to be removed* but...

BURNS: The existing garage and....yes, that will all be removed.

TEN HOEVE: That paver patio is going to be removed too?

BURNS: Yes. A deck will be installed instead.

TEN HOEVE: Where is the deck going?

BURNS: The deck is shown in the rear...it is a purplish line...we have an arrow leading to a proposed deck, elevation 99.67.

TEN HOEVE: Oh, I see it, attached to the house.

BURNS: Yes.

MESIANO: Anyone else? Anyone in the audience have any questions?

Ok, thank you. We will consider it and vote on it at the meeting of April 23rd.

TEN HOEVE: for the record, Mr. Maguire has just stepped down.

TERENCE AND EILEEN MAGUIRE/KIM MYLAN - 78 Lafayette Ave
48 Colony Ave.

Lots: 1 & 3 Block: 1005 R-15

Terence Maguire, 78 Lafayette Ave came forward and was sworn.

MAGUIRE: Good evening, Mr. Chairman. I am here tonight requesting reapproval of an approval that was granted back in July 2007 for a minor redivision.

I am purchasing approximately 2,000 sq ft of property from my neighbor. We have odd shaped properties that were developed over the years. I have a piece of property that is 18'x50' that goes toward my neighbor at the rear of my property and my neighbor has a piece that is 40'x50' that runs along that piece, so this would square off the property lines and bring my lot more into conformance with the R-15 zone.

I will be just under the 15,000 sq ft and my neighbor, who is now above the 15,000 sq ft, will be just under.

MESIANO: I remember the application. Are we extending the approval?

TEN HOEVE: Basically he is just asking us to extend it for an additional year because there were difficulties in trying to get the subdivision deeds prepared and recorded in time.

MESIANO: So technically it is an extension of time. It is not a reapproval.

BEER: No, it is the identical application.

TEN HOEVE: There haven't been any changes that have taken place anywhere in the area?

MAGUIRE: No changes, it is the identical application.

TEN HOEVE: Nobody has put up any structures that is near the property that is being redivided?

MAGUIRE: No.

BROWNE: What dates are we talking about?

MESIANO: When does the old approval expire?

BEER: It was approved last July and had 90 days in which to submit deeds for signing. The time has expired so if you give a year from last July that will be sufficient time to bring the deeds in.

MAGUIRE: That will be more than sufficient.

MESIANO: So we are asking for an extension until July 31, 2008.

BROWNE: Will that be sufficient?

MAGUIRE: Yes.

MESIANO: That seems Ok.

TEN HOEVE: I don't see any problem at all.

Motion made by Mr. Oppelt that an extension of time to July 31, 2008, being one year from the date of approval be granted.
Second by Mr. Browne

AYES: Mr. Sandler, Mr. Viola, Mr. O'Donoghue, Mr. Oppelt, Mr. Cassata, Mr. Mital, Mr. Browne, Mr. Mesiano

TEN HOEVE: I will do the resolution and we can memorialize it at the next meeting.

(Mr. Maguire returned to the dais)

APPROVAL OF MINUTES:

Motion made by Mr. Maguire to approve the minutes of February 13, 2008 as written.
Second by Mr. Mital.

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

OLD BUSINESS:

HESPE SUBDIVISION (Lockwood Farm) – Ellin Drive
Performance Bond Release request.

Board Engineer reported that a revised As-Built had been submitted and a final inspection made. Engineer recommended a reduction in Performance Bond to ensure

completion of some outstanding items. Engineer also had planner's office review the plantings.

Chairman said it would be placed on the April agenda for action.

NEW BUSINESS:

AUTO-BODY EXPRESS – (Madison Square) - 86 Madison Street
Performance Bond reduction

WHEREAS, AUTO BODY EXPRESS, a/k/a MADISON SQUARE, 86 Madison Street, Park Ridge, New Jersey, known as Lot 6 in Block 1893, on the Tax map of the Borough of Park Ridge, has posted a Performance Bond in the amount of $88,213.00; and

WHEREAS, applicant has requested that his Performance Bond be released; and

WHEREAS, the Borough Engineer has reviewed and inspected the site; and

WHEREAS, the engineer has submitted as report which is attached; and

WHEREAS, the engineer has recommended that the applicant's Performance Bond be reduced from $88,213.00 to $26,463.90 to ensure that the ornamental fence and benches along the railroad corridor be installed and to have the landscaping, which is installed, inspected by the planning consultant.

NOW, THEREFORE, BE IT RESOLVED, by the **PLANNING BOASRD OF THE BOROUGH OF PARK RIDGE** that the Performance Bond of $88,213.00 be reduced to $26,463.90 for the reasons given and a copy of the Resolution be forwarded to the Chief Financial Officer.

Offered by Mr. Browne
Second by Mr. Maguire

AYES; Mr. Browne, Mr. Cassata, Mr. Mesiano, Mr. Mital, Mr. Maguire, Mr. O'Donoghue, Mr. Oppelt, Mr. Sandler, Mr. Viola

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. Oppelt.
Carried unanimously.

Respectfully Submitted,

Helyn N. Beer
Secretary