Minutes of the Park Ridge Planning Board
Meeting of July 23, 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: Mr. Browne, Mr. Cassata, Mr. Mesiano, Mr. Mital, Mr. Maguire, Mr. Oppelt, Mr. Viola (8:10), Councilman Wells

Absent: Mr. O"Donoghue

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:

Michael Montalbano – 80 Kinderkamack Road R-10
Lot: 3 Block: 1905

Paul Montalbano, attorney representing the applicant came forward.

MONTALBANO: This is a soil moving application and before I do anything further I would like to present our Certification of Service.

As was indicated we have filed an application, we received a report from your engineer and we have a witness, who will take you through the program.

Richard Burns, PE, of Azzolina/Feury Engineers, 30 Madison Avenue, Paramus, New Jersey came forward and was sworn.

MONTALBANO: I would like to thank the board for recognizing Mr. Burns as an expert engineer.

Mr. Burns, can you please tell the board what is proposed by the applicant.

BURNS: We are proposing soil import associated with a single family dwelling at 80 Kinderkamack Road. We propose importing 139 cu yds of fill. We are maintaining the existing drainage pattern, the existing grade away from Kinderkamack Road. For our stormwater management we are installing an area drain at the back of the driveway and hooking that up to

Minutes of the Park Ridge Planning Board
Meeting of July 23, 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: Mr. Browne, Mr. Cassata, Mr. Mesiano, Mr. Mital, Mr. Maguire, Mr. Oppelt, Mr. Viola (8:10), Councilman Wells

Absent: Mr. O"Donoghue

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:

Michael Montalbano – 80 Kinderkamack Road R-10
Lot: 3 Block: 1905

Paul Montalbano, attorney representing the applicant came forward.

MONTALBANO: This is a soil moving application and before I do anything further I would like to present our Certification of Service.

As was indicated we have filed an application, we received a report from your engineer and we have a witness, who will take you through the program.

Richard Burns, PE, of Azzolina/Feury Engineers, 30 Madison Avenue, Paramus, New Jersey came forward and was sworn.

MONTALBANO: I would like to thank the board for recognizing Mr. Burns as an expert engineer.

Mr. Burns, can you please tell the board what is proposed by the applicant.

BURNS: We are proposing soil import associated with a single family dwelling at 80 Kinderkamack Road. We propose importing 139 cu yds of fill. We are maintaining the existing drainage pattern, the existing grade away from Kinderkamack Road. For our stormwater management we are installing an area drain at the back of the driveway and hooking that up to

As stated, when we quantified the amount of soil movement, we add the total of cut and fill but what's important is the import for the site. The import now is greatly reduced. They are only importing 139 cu yds, which is essentially the amount needed to get the footprint of the structure to grade.

TEN HOEVE: There are two comments in the engineer's report. One was that adequate measure be taken to prevent the tracking of soil onto the streets and that you would provide tree wells in order to protect existing trees.

BURNS: We've added those details to the existing plan and we do have Soil Conservation approval and those will be abided by.

TEN HOEVE: So whatever measures the borough engineer would require, you would be willing to abide by them?

BURNS: Yes, we would.

MESIANO: Any other questions from the board? Is there anyone in the audience who wants to ask questions of the engineer? Is there anyone in the audience who wants to come up and testify about the application?

If there are no other questions...and you don't have a summary, that will be it. Hearing is closed; we will discuss this at our work session and have a resolution prepared for the 27th of August.

TEN HOEVE: No further appearances are required by anyone.

MONTALBANO: And I will contact the office for a copy of the resolution.

TEN HOEVE: We don't do that.

MONTALBANO: I understand.

MESIANO: Will we have a quorum at the August 13th meeting.

BEER: Six have indicated they will be present.

MESIANO: So that night we can have the Historic Preservation Element.

BEER: I will Councilwoman Levinson know.

NEW BUSINESS:

JAMM Realty Corp. – 90 Park Avenue

WHERAS, **JAMM Realty Corp.**, 90 Park Avenue, Park Ridge, New Jersey, known as Lots 1,3,4 in Block 1901, on the Tax Map of the Borough of Park Ridge, has posted a Performance Bond in the amount of $409,200; and

WHEREAS, the Performance Bond was reduced to $122,760 in March, 2008; and

WHEREAS, applicant has completed the outstanding items in the engineer's March 17, 2008 letter; and

WHEREAS, applicant has requested release of the remainder of the Performance Bond; and

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

WHEREAS, the engineer has submitted a report, dated June 27,

2008, which is attached; and

WHEREAS, the engineer has recommended that the applicant's Performance Bond be released subject to receipt o0f a two-year (2) Maintenance Bond in the amount of $51,150 and subject to the review and approval of said Bond by the Borough Attorney.

NOW, THEREFORE, BE IT RESOLVED, by the **PLANNING BOARD OF THE BOROUGH OF PARK RIDGE** that the Performance Bond of $122,760 be released subject to receipt of a Maintenance Bond in the amount of $51,150; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chief Financial Officer.

Offered by Mr. Maguire
Second by Mr. Mital

AYES: Mr. Viola, Mr. Oppelt, Mr. Cassata, Mr. Browne, Mr. Mital, Councilman Wells, Mr. Maguire, Mr. Mesiano

L.C. DEVELOPERS, LLC – North Fifth, Grand & Lafayette

WHEREAS, L.C.DEVELOPERS, LLC, North Fifth, Grand Avenue and Lafayette Avenue, known as Lots 3 & 28 in Block 1001, on the Tax Map of the Borough of Park Ridge, has posted a Performance Bond in the amount of $260,386.80; and

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

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

WHEREAS, the engineer has submitted a report, dated June 27, 2008, which is attached; and

WHEREAS, the engineer has recommended that the applicant's Performance Bond be reduced by $260,386.80 to $137,446.80 to ensure completion of the remaining items.

NOW, THEREFORE, BE IT RESOLVED, by the **PLANNING BORD OF THE BOROUGH OF PARK RIDGE**, that the Performance Bond of $260,386.80 be reduced to $137,446.80 for the reasons given and a copy of the Resolution be forwarded to the Chief Financial Officer.

Offered by Mr. Mital
Second by Mr. Oppelt

AYES: Mr. Viola, Mr. Oppelt, Mr. Cassata, Mr. Mital, Councilman Wells, Mr. Maguire, Mr. Mesiano
ABSTAIN: Mr. Browne

APPROVAL OF MINUTES:

Motion made by Mr. Cassata, with second by Mr. Mital that the minutes of May 14, 2008 be approved.

Carried unanimously.

Motion made by Mr. Oppelt, with second by Mr. Mital that the minutes of May 28, 2008 be approved.

AYES: Mr. Oppelt, Mr. Browne, Mr. Mital, Mr. Maguire, Mr. Mesiano
ABSTAIN: Mr. Viola, Mr. Cassata, Councilman Wells

Motion made by Mr. Browne, with second by Mr. Mital that the minutes of June 11, 2008 be approved.

AYES: Mr. Oppelt, Mr. Browne, Mr. Mital, Councilman Wells, Mr. Maguire, Mr. Mesiano
ABSTAIN: Mr. Cassata, Mr. Viola

APPROVAL FOR VOUCHERS:

Brooker Engineering, PE	
JAMM Realty Corp	$ 72.50
Agron Dema (soil)	495.00 *
Robert Doxey Subdivision	165.00 *
LC Developers, LLC	225.00
Hespe Subdivision (Peterson Farm)	165.00
LC Developers, LLC	82.50 *
Burgis Assoc. PP	
Hespe Subdivision (Peterson Farm)	507.50

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

Motion made by Mr. Browne, with second by Mr. Mital that the vouchers be authorized for payment subject to receipt of funds.

AYES: Mr. Viola, Mr. Oppelt, Mr. Cassata, Mr. Browne, Mr. Mital, Councilman Wells, Mr. Maguire, Mr. Mesiano

OLD BUSINESS:

MESIANO: We had one review of the Tree Preservation Ordinance but basically what happened so far was, Jim Hespe went through the ordinance that we all saw and he made some changes but it pretty much was the same thing. I went through and made a lot of changes and we are going to get together at some point and discuss them.

The position I took after reading through it again, was that it is a stand-alone ordinance with applications and what is going to be part of an application and outlining everything and I took the stance that since we were focusing in on subdivisions, existing applications that that would be the process. We wouldn't define all that and we really would just define tree preservation regulations that would go into those processes...so we haven't made much progress yet but we are getting an idea of where we want to go or at least I have an idea.

MANCUSO: You might want to consider an addition to the site plan and subdivision because I've run across, during single-family dwelling review, which is through the building department, something you might want to consider as well. Something very similar to a site plan, sort of a mini-site plan...

MESIANO: There was language in it about the demolition of a house...single family building permit with demolition and rebuild. We are not that refined yet as to whether it would be if there was an addition or every application through the building department.

MAGUIRE: When do they plan to start distributing the applications to Mr. Hespe and the Shade Tree Committee?

CASSATA: What do you mean?

MAGUIRE: We discussed that all applications, including the Zoning Board, would be distributed to the Shade Tree Committee.

AYES: Mr. Oppelt, Mr. Browne, Mr. Mital, Councilman Wells, Mr. Maguire, Mr. Mesiano
ABSTAIN: Mr. Cassata, Mr. Viola

APPROVAL FOR VOUCHERS:

Brooker Engineering, PE	
JAMM Realty Corp	$ 72.50
Agron Dema (soil)	495.00 *
Robert Doxey Subdivision	165.00 *
LC Developers, LLC	225.00
Hespe Subdivision (Peterson Farm)	165.00
LC Developers, LLC	82.50 *
Burgis Assoc. PP	
Hespe Subdivision (Peterson Farm)	507.50

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

Motion made by Mr. Browne, with second by Mr. Mital that the vouchers be authorized for payment subject to receipt of funds.

AYES: Mr. Viola, Mr. Oppelt, Mr. Cassata, Mr. Browne, Mr. Mital, Councilman Wells, Mr. Maguire, Mr. Mesiano

OLD BUSINESS:

MESIANO: We had one review of the Tree Preservation Ordinance but basically what happened so far was, Jim Hespe went through the ordinance that we all saw and he made some changes but it pretty much was the same thing. I went through and made a lot of changes and we are going to get together at some point and discuss them.

The position I took after reading through it again, was that it is a stand-alone ordinance with applications and what is going to be part of an application and outlining everything and I took the stance that since we were focusing in on subdivisions, existing applications that that would be the process. We wouldn't define all that and we really would just define tree preservation regulations that would go into those processes...so we haven't made much progress yet but we are getting an idea of where we want to go or at least I have an idea.

MANCUSO: You might want to consider an addition to the site plan and subdivision because I've run across, during single-family dwelling review, which is through the building department, something you might want to consider as well. Something very similar to a site plan, sort of a mini-site plan...

MESIANO: There was language in it about the demolition of a house...single family building permit with demolition and rebuild. We are not that refined yet as to whether it would be if there was an addition or every application through the building department.

MAGUIRE: When do they plan to start distributing the applications to Mr. Hespe and the Shade Tree Committee?

CASSATA: What do you mean?

MAGUIRE: We discussed that all applications, including the Zoning Board, would be distributed to the Shade Tree Committee.

Carried unanimously.

Respectfully Submitted,

Helyn N. Beer
Secretary

(8:26pm)