Minutes of the Park Ridge Planning Board
Meeting of September 24, 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, Sandler, Viola
Absent: Mr. Cassata, Councilman Wells
Also Present: John Ten Hoeve, Jr., Board Attorney
Ed Sneikus, 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.

OLD BUSINESS:

HISTORIC PRESERVATION ELEMENT FOR MASTER PLAN

Chairman advised board that a public hearing had been scheduled for Wednesday, October 15, 2008 on the proposed Historic Preservation Element for the Borough's Master Plan.

He stated that the Chairman of the Historic Preservation Committee would be sending letters to each property owner listed in the proposed element suggesting they attend the October 15th meeting.

He said that both the planner and the Chairman of the Historic Preservation Committee would be present to answer any questions the residents might have of this particular stage of the plan.

NEW BUSINESS:

COUNCIL ON AFFORDABLE HOUSING – THIRD ROUND

Ed Sneikus of Burgis Associates gave the board a brief background on the second round of COAH and an update on the current third round requirements.

He stated that COAH had determined that Park Ridge's growth share obligation based on residential growth since 2004 was for 49 new affordable units. Board discussed whether the numbers were realistic based on the vacant land analysis used by COAH, which in some instances showed school ball fields as vacant land. He also advised that municipalities were no longer permitted to have RCA's. He also said the 49 number did not reflect any commercial growth share or a number for rehabs.

Board reviewed the aerial map provided by the planner showing COAH's designation of the borough's vacant land. Board asked if the number and the vacant land could be questioned and planner indicated it could be.

Planner also advised that COAH had set a deadline of December 31, 2008 for receipt of a housing plan showing compliance in order to have the borough granted certification and explained to the board that to ignore this could result in a builder's remedy challenge to the zoning ordinance among other things. Planner went on to explain the further ramifications to the various questions raised by the board as to the effect of the current economic crisis and whether COAH would take that into consideration.

Board instructed planner to begin an update of the 2nd round analysis and to prepare a housing plan that realistically analyzes the borough's vacant land. COAH permits the cost of the housing plan to be taken from the borough's Development Fee trust account.

Timeline:

Planner to submit a proposal to the board by Wednesday, October 1st. Board to schedule recommendation of proposal to governing body.

Board Secretary to see that Mayor & Council agenda on their Tuesday, October 14th meeting a resolution so authorizing the planner to proceed using Development Fee funds.

Board to schedule discussion of proposed housing plan for work session of Wednesday, November 5th.

Board to schedule public hearing on proposed housing plan for Wednesday, November 19th.

Mayor & Council to adopt resolution accepting housing plan at the Tuesday, December 9thmeeting.

Plan to be forwarded to COAH immediately after to meet the December 31st deadline.

OPEN SPACE

Planner updated board on three grants that had been submitted, two for acquisition of property and one for improvements to recreation.

1) $500,000 matching funds grant to Green Acres for acquisition of properties on Forest Avenue and adjacent to Peppercorns on Spring Valley Road
2) $300,000 matching funds grant to County Open Space for acquisition of the above.

3) $75,000 grant for improvements to Veteran's Park.

ADJOURN:

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

Respectfully Submitted,

Helyn N. Beer
Secretary

(9:15pm)