

Minutes of the Park Ridge Planning Board  
Meeting of November 17, 2010

\*\*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, Raymond Mital, on the above date, time and place.

Chairman called for the Pledge of Allegiance to the Flag.

**ROLL CALL:** Present: Messrs. Browne, Brouwer, Mesiano, Mital, O'Donoghue, Oppelt, Saluzzi, Von Bradsky, Ms. Eisen  
Absent: Councilman Maguire, Mr. Schwamb  
Also Present: John Ten Hoeve, Jr., Board Attorney  
Glenn McCreedy, PE, Board Engineer  
Kevin Kain, 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 15, 2010, setting forth a schedule of regular meetings, by mailing of said schedule to the Record and The Review on January 15, 2010 and by posting of said schedule on the Municipal Bulletin Board and the continuous maintenance thereof 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:**

**MARK PRUSHA** – 82 Rivervale Road R-15  
Lot: 1 Block: 2007

Andy Del Vecchio, Esq., member of firm of Beattie Padovano came forward representing the applicant.

**DEL VECCHIO:** Property is commonly known as Lot 1 in Block 2007 at 82 Rivervale Road as well as having frontage along Local Street.

If you recall this hearing has been ongoing for quite some time. We've had pretty much all of the testimony that we originally had anticipated provided the board professionals had had an opportunity to give their reports and after hearing the borough professionals' reports and after hearing the public speak concerning the application, the applicant decided it would be best to revise its application as represented to you at the conclusion of the last meeting and come back with a revised plan.

Through Mr. Eichenlaub's good efforts and diligence we were able to timely turn around the drawings to be able to appear before you this evening. Those drawings now have been revised and I would ask that we mark the revised drawings A-11, as prepared by R&L Engineering and consist of six sheets and bear a last revision date of Nov. 1, 2010.

What those drawings demonstrate and I will ask Mr. Eichenlaub to testify to them shortly, is a reduction in the subdivision from a four-lot subdivision to a three-lot subdivision. In doing so, it reduces the variances to one that essentially contains two variances. One variance for lot width at the setback for one of the two proposed lots fronting on Rivervale Road and we have a street frontage variance for the one extremely large lot, now located and having frontage along Local Street.

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The home that will front on Local Street is the existing home in the middle of the property, which is proposed to be renovated and expanded and will have a driveway connection to Local Street to provide its access.

As we had promised during the course of some dialogue with the board, we also propose to relocate the easement that the borough enjoins over the property for stormwater management and we have provided a substantial run of reinforced concrete pipe to replace the existing corrugated pipe in the area where the driveway is proposed to be constructed.

We have also moved the utilities outside the area where the pipe is proposed to be installed to avoid any future conflicts. And as we indicated with the prior version of this application, the applicant does continue to recognize that if the pipe, for any reason, needs to be disturbed in the future, it would be obligated to restore the improvements that might exist over that easement, at that point in time. However, given the replacement of the pipe to a reinforced concrete pipe we don't believe the need for any work in that easement area where that driveway is proposed will be needed for quite some time in the future.

With that said, I would like to recall Mr. Eichenlaub, who was previously sworn, qualified and remains under Oath.

The drawings that we just marked this evening as A-11, were prepared by you or under your supervision?

EICHENLAUB: That's correct.

DEL VECCHIO: What has the plan revised versus the prior drawings?

EICHENLAUB: What we've done here, is we've taken and you recall there were two lots...the two most westerly lots have now been merged to one. As you will recall there was a lot line that more or less ran from the center of Local Street and projected in a southerly direction to the intersection of the rear property line to the south of the subject property.

We have eliminated that lot line, we've merged the two lots and we have come up with one large lot, which we are referring to as Lot 1.02. Total lot area being 56,997 sq ft. Basically the lot has doubled. In merging the two lots we now have a lot that is twice the size it was under the original proposal for lots.

The two front lots, fronting on Rivervale Road, Lot 1 and Lot 1.01 have not changed at all. Those lots are identical to what we had proposed under the four-lot subdivision. So all of our changes are really reflected in this rear or westerly portion of the property as one lot.

DEL VECCHIO: For purposes of the record, the front two lots there was, is and remains under this proposal a single variance for lot width at setback and it remains proposed at 87' where 100' is required.

EICHENLAUB: That is correct. That variance had always been sought under the four-lot subdivision.

As you recall we were seeking two variances for the two lots to the westerly side of the property that were serviced by Local Street. They each had 25' frontages, now the entire frontage is under one lot so we have a frontage of 50', still requiring a variance.

DEL VECCHIO: 75' is required.

EICHENLAUB: That is correct. We have more than ample room at the setback line for that particular lot.

DEL VECCHIO: This application now eliminates the lot width variance at the setback line that was required in connection with the prior application.

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EICHENLAUB: Correct. We were seeking that as well as the lot frontage.

DEL VECCHIO: Essentially what is being proposed now is a driveway connection from the existing home in the center of the property to Local Street and is a typical driveway running from Local Street to the single home for the single home to access that driveway.

EICHENLAUB: That's correct. That driveway will only service the one house now.

DEL VECCHIO: Now you made some modifications concerning utility locations, the proposed easement reconfiguration with the Borough as well as the replacement of pipe in that area. Can you review those changes for the board?

EICHENLAUB: Sure. The utility services, what we've done is we've drawn them in and they are now completely under the driveway where before we had them outside of the curb line. The big change, however, is that of the drainage. Under the original proposal as it exists today is a 36" drainage line that basically comes off the center of Local Street and runs diagonally through the property to the southwest corner of the property. Approximately 100 linear feet of that would have been directly underneath the proposed driveway. What we've proposed is to remove a portion of that corrugated pipe and replace it with concrete pipe, relocate the easement so the pipe itself is out to the west of our proposed driveway and will not fall underneath the driveway except for the area we are proposing for a T turnaround for the end of Local Street. A portion of the existing line on Local Street and approximately 100 linear feet of the 36" line will be replaced with brand new 36" reinforced concrete pipe.

DEL VECCHIO: This reconfiguration also requires a little bit of work at the terminus of Local Street currently to re-pitch the pipe connecting those two inlets?

EICHENLAUB: Correct. Right now as it stands there is a manhole right in the center of Local. That manhole collects runoff from an inlet to the east and an inlet to the west. The flow into those catch basins are piped to that catch basin and in turn that flow is carried down through the 36" corrugated pipe. The westerly portion of that pipe that presently exists will be removed, it will be replaced with a 36" stretch of pipe now pitched from the manhole to a new catch basin. In turn, from that catch basin we will provide brand new 36" reinforced concrete pipe and that will be tied into the existing corrugated pipe approximately 100' to the south where it intersects the existing easement. Again, all being outside the proposed driveway.

DEL VECCHIO: In the event that that pipe needs to be maintained, serviced or replaced can it now essentially be done by the borough with free access from Local Street given the new driveway that is being proposed

EICHENLAUB: Oh, yes. A portion of it does fall underneath what we've provided for the town as a T-turnaround...right now, as everybody knows Local ends in a dead end. What we've proposed is a more or less simple T-turnaround where someone coming down Local Street can come in and make a three-point turn and then proceed back out on Local Street without having to back out.

A portion of that 36" line would fall underneath that T-turnaround but again, it is outside of our basic driveway alignment.

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DEL VECCHIO: So even if that pipe needed to be serviced...that portion of the pipe needed to be serviced, it could be serviced without interfering with the access to the driveway and the home that is proposed to be renovated.

EICHENLAUB: The driveway could still be maintained and its use, if the pipe had to be worked on and was serviced.

DEL VECCHIO: Give the proposal for this pipe as we have now put forth, what do you anticipate, if any, service to that pipe?

EICHENLAUB: Well, given what I know about the existing pipe, that hasn't been serviced in the 30+ years it has been in place...we are talking about a reinforced concrete pipe that probably has a useful life of three to four times that corrugated pipe, so I don't anticipate them having to go in there and doing any type of service on that concrete pipe or the brand new manhole that will be installed, which will tie the existing corrugated to the Borough's new concrete.

DEL VECCHIO: Have any other changes been made to the drawings other than what you have just described?

EICHENLAUB: The big change is the fact that we have eliminated that fourth lot. There is a wetland area, an isolated wetland area that we had a permit to fill under the original proposal and what we'd like to do is provide...because we've got this large expanse of area on the western portion of the property...is provide for a playground area, a recreational area over in that area and we are proposing to still fill that isolated wetland that we presently have a permit to do.

DEL VECCHIO: We did receive a review letter from the borough engineer's office concerning the revised plans?

EICHENLAUB: Yes.

DEL VECCHIO: Have you read it?

EICHENLAUB: Yes, I have.

DEL VECCHIO: With regard to items 1 through 6 in that review letter, do you have any problem, on behalf of the applicant, to consenting to those requests?

EICHENLAUB: No, basically they are just comments...we still agree with it. If, indeed, there's any problems with the pipe and the town had to go in and service it, that we would be responsible for our property. So I don't see any problems with what is being requested or stated there.

DEL VECCHIO: Items 7 and 8 of that review letter generally pertain to that area west of the proposed relocated stormwater easement area and the fill.

EICHENLAUB: Correct.

DEL VECCHIO: There is no activity other than the play area that is proposed in that location at this time?

EICHENLAUB: No, and in fact, where we were proposing for a number of these trees to be removed, those trees will be maintained under this proposal.

DEL VECCHIO: At this point in time, the applicant proposes to not restrict that area from being used as a playground area

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EICHENLAUB: Correct.

DEL VECCHIO: Thank you. I have no further questions of Mr. Eichenlaub at this point and I make him available to the board for questions.

MITAL: Thank you. Anybody from the board have any questions?

OPPELT: Just one question. On the driveway, how wide is the cut coming out?

EICHENLAUB: When you say the *cut*, do you mean at the street?

OPPELT: At the street.

EICHENLAUB: It's actually wider than the street is now. Right now we've got the width of the street plus an additional 10' and that additional width is down on the south side of the T-turnaround.

Applicant's attorney suggested an exact figure and several board Members all spoke at the same time....think they said 50'.

BROUWER: Well, that wouldn't be considered an actual curb cut, it's an extension of Local Street.

EICHENLAUB: Basically that's exactly what it would be, an extension of Local Street...well, 40'.

Right now there is a curb at the end of Local Street and that curb would be removed, pavement would be extended and we're proposing that pavement underneath that T-turnaround would have a thickness equivalent to your roadway specs. From that T-turnaround into the site to the proposed dwelling or actually the existing dwelling with its improvements, that would be a standard driveway pavement section.

BROUWER: When you say *standard*, what is that? 6' deep, 8' deep?

EICHENLAUB: The driveway itself is 14' but at the end of Local Street...Local Street is 30' wide and we've got an additional 10' to the south to that T-turnaround. So actually the width, east to west, is 40' in width.

One of the reasons for this, as well, is over concern of snow removal and we've got ample area to the east side of this now for snow removal so the snow does not have to be plowed down in front of the driveway. We've provided for that area just to the east of the driveway.

BROUWER: By introducing the drainage manhole...the concrete drainage manhole on the property, what are the stormwater requirements for us to maintain it because we would be required...

EICHENLAUB: Just as they are now. Just as they would be for the storm manhole that's at Local Street.

BROUWER: But now it is on the property.

DEL VECCHIO: The only reason that manholes are introduced is because pipes don't bend and whenever you have to make a turn, you have to create a manhole and that is why that manhole exists. It is no different that the pipe itself, it's just as point of (?), if you will, to allow the pipe to change direction.

BROUWER: I realize that...is there any maintenance?

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EICHENLAUB: From the standpoint of maintenance, not unless somebody drops a number of large bags of leaves and they got hung up in it. There should be no clogging.

BROUWER: I think we are required to by the Stormwater Prevention Plan to maintain...

TEN HOEVE: But you are maintaining that whole site....

EICHENLAUB: This is not a water quality structure, it is simply a manhole that allows a change in direction of your pipe. There should be no problem with that clogging. We've got a 36" pipe here as well so I don't anticipate having any problems with to be perfectly honest with you.

BROUWER: I just recall certifications and I don't know if that was water conveyance but the certifications that we had to do for all our storm drains and getting access to them would be of concern.

EICHENLAUB: Well, the access to that would be through the easement, which I think at this point, provides for a better access than the easement as it exists today.

TEN HOEVE: And it no longer impacts the guardrail and several other items.

EICHENLAUB: No, it is all outside of that.

TEN HOEVE: There was also a comment in the Fire Department's review with regard to the driveway.

EICHENLAUB: That has not changed.

TEN HOEVE: I understand, let me ask the question. From looking at the plan, it looks to me as if the access to that house now is off of Rivervale Road, correct? Or what access there is.

EICHENLAUB: Right. I mean it's a shared driveway between the two.

TEN HOEVE: And it looks like it is greater than that which is being proposed?

EICHENLAUB: Well, the length of run from, and we testified to that earlier, the actual run from Rivervale Road back to this house is probably about 20 to 30% greater than the proposed driveway that we've got here. And again, a good amount of that, probably a third of it, would have been over sidewalk and not a driveway. The driveway did not extend all the way back to that dwelling.

MITAL: Anybody else from the board?

VON BRADSKY: Yes. What type of pipe was going to be used underneath the driveway? You still have a culvert that drains the wetlands, right?

EICHENLAUB: Yes, that's an elliptical pipe ... if I'm not mistaken that's also a reinforced concrete pipe. That was dictated to us by the DEP.

VON BRADSKY: And the contours of the wetlands aren't really changing?

EICHENLAUB: No, we are not changing. The only disturbance within that area and I'll flip to Sheet 3, is where we've got the inlet area, there's some grading right outside of that on the northerly side of that inlet and then at the

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downstream side where we are proposing riprap. But the actual grade itself has not been modified.

VON BRADSKY: Is that pipe then going to take the majority of the flow....

EICHENLAUB: The flow off of our property and any flow that may come in from the north. These properties to the north of us naturally drain in this direction and that was certainly a concern of many of the neighbors that we weren't blocking that off and we are not. It will be allowed to continue to drain and will drain in a westerly direction down into this wetland area just as it does now.

We are not modifying any of that grading off of that flow as it presently exists.

VON BRADSKY: So then are you going to have two swales that merge into one right at the south/west corner?

EICHENLAUB: South/west corner is where it leaves our property. Actually it leaves our property into a pipe.

VON BRADSKY: Right, right...but just prior to that you have two swales...

EICHENLAUB: The way it exists in the field right now, the pipe that exists within the easement discharges into the swale that flows through the wetlands. So in essence there is still only one swale here. This discharge point here is at the end of the pipe, right at that swale. We are not modifying that, we are not changing that in any way.

The flow from the east as it presently exists is not going to be changed either. That will continue to flow in a westerly direction around the rear of the altered building that we are presently going to add on to and again that will swing around to the southeast corner of that building and then flow overland over the grassed area into that swale. That's not being modified either. That is being maintained.

MITAL: Would you classify any of these modifications as making some improvements to the drainage?

EICHENLAUB: I think there certainly is an improvement in the sense that we are killing two birds with one stone here. As we indicated earlier, it appeared that the original easement that was granted to the municipality, that a portion of that pipe actually fell outside of that easement. So now, the entire run of pipe, both that of the new as well as the corrugated pipe that's to remain, will fall within that easement totally.

We've got a new structure, it's not helping and it's not hurting the drainage as it exists today. We are maintaining that. I think we do have approximately 40% of that existing corrugated pipe being replaced with a brand new reinforced concrete pipe.

MITAL: So all grades with drainage flowing through the property is just being maintained, it's not being...

EICHENLAUB: Yes, it is being maintained. We are not altering that. It will be maintained on our property, the subject property.

DEL VECCHIO: Will the rate of the runoff from the property be decreased once it is developed?

EICHENLAUB: To an extent because we are trapping all the runoff from the roofs within our seepage system so it is lessened. Right now the runoff from the roofs of the existing two dwellings are allowed to freely runoff to the west

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and into the swale. We are capturing the runoff from the roofs and discharging that into the seepage pits.

MITAL: Anyone in the public wishing to question Mr. Eichenlaub?

There was no one.

DEL VECCHIO: I will stipulate there was a comment made in the planner's report making a request that we alternate the planting species as opposed to having a single run of Norway spruce with Blue Spruce. That's no problem we will alternate between Norway and Blue Spruce in all of the planted areas proposed.

Diane Manzione, 81 Lillian Street came forward.

MANZIONE: Just for clarification, Lot 1.02, the new home owner will have that entire lot...will that all belong to that new home owner because I am a little confused about the proposed playground. Is that something that...

EICHENLAUB: Basically the westerly 60% of the lot will be one lot. The lot that exists today will be divided into three lots. 60% of the property will be one lot. The playground will be on that lot.

MANZIONE: And belong to the new homeowner not to the public?

EICHENLAUB: Yes.

MANZIONE: I just wanted to clarify that. Thank you.

MITAL: Anyone else from the public? There was not.

TEN HOEVE: That concludes your case?

DEL VECCHIO: That concludes our case.

TEN HOEVE: As you know, what usually happens is it will be discussed by the board at its next meeting, technically the work session and then a resolution would be available at the next public, which is December 15<sup>th</sup>.

DEL VECCHIO: The hearing is being closed this evening so we don't have the continuity of Notice issue.

TEN HOEVE: No, the two issues are to let you know when a decision would be rendered and to make sure you were giving us an Extension through that date. I just want to make sure of the date.

DEL VECCHIO: We can always amend it on the fly if they aren't correct. Just so I understand the 1<sup>st</sup> is a work session at which a decision as to what type of resolution either in the affirmative or the negative will be drafted and the formal action will take place on the 15<sup>th</sup>.

TEN HOEVE: If those are the dates, yes.

DEL VECCHIO: Assuming they are, then I would grant the board the necessary time extension through the December 15<sup>th</sup> meeting.

TEN HOEVE: Those are the dates.

I'm not sure since Mrs. Beer isn't here and she usually prepares a list of those people who are eligible and not eligible. I know that minutes have

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been prepared for all of the prior meetings so if anyone is not eligible because they missed a meeting, they can read those minutes and certify.

BROUWER: Because this has become a different application if you missed meetings on the other application do you have to listen to them or read the minutes since our decision is based on the current application that is before us?

TEN HOEVE: It is the same application. And all of the testimony that has been offered with regard to planning testimony, engineer's testimony...this is just an amended application so yes, you have to read the transcripts. You can do it at home, you don't have to do it here.

**APPROVAL OF MINUTES:**

Motion made by Mr. Brouwer to approve the October 13, 2010 minutes as presented.

Seconded by Ms. Eisen

AYES: Mr. Browne, Mr. Brouwer, Ms. Eisen, Mr. Mital, Mr. O'Donoghue, Mr. Oppelt, Mr. Von Bradsky

ABSTAIN: Mr. Saluzzi, Mr. Mesiano

**APPROVAL OF VOUCHERS:**

**Brooker Eng., PE**

70-72 Park Avenue, LLC	\$ 480.00
37 Park Ave, LLC	240.00
Prusha Subdivision	480.00

Motion made by Mr. O'Donoghue that the vouchers be authorized for payment.

Second by Mr. Oppelt

AYES: Mr. Browne, Mr. Brouwer, Ms. Eisen, Mr. Mesiano, Mr. Mital, Mr. O'Donoghue, Mr. Oppelt, Mr. Von Bradsky

ABSTAIN: Mr. Saluzzi

**NEW BUSINESS:**

TEN HOEVE: There are two items that I didn't think we had received reports on. One is on the Pascack Reform Church/Mitchell Subdivision and the other was on the Hespe Subdivision. One is requesting a bond release and the other approval of Maintenance Bond release. (to Glenn McCreedy) do you know if the metes & bounds were reviewed on the Pascack Reform Church matter?

Mc CREEDY: I don't believe it was.

TEN HOEVE: Ok, then I suggest that both of those be carried to the next meeting.

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OPPELT: One point, we have the Chase Bank hearing on the 1<sup>st</sup>?

MITAL: Yes, and we will discuss the Prusha matter afterwards.

TEN HOEVE: Yes, I'm sure we can carve out some time.

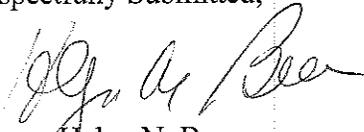
**ADJOURN;**

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. Browne.

Carried unanimously.

Respectfully Submitted,



Helyn N. Beer  
Secretary

(8:30pm)