

**Minutes of the Park Ridge Planning Board
Meeting of Wednesday, March 23, 2011**

Present: Messrs. Browne, Ludwig, Mesiano, Mital, O'Donoghue, Oppelt, Schwamb, Von Bradsky, Ms. Eisen, Councilman Maguire

Absent: none

Also Present: John Ten Hoeve, Esq., Board Attorney
Eve Mancuso, PE, Board Engineer
Brigette Bogart, PP, Planning Consultant

Conceptual & Informal Review:

At the request of the Zoning Officer, Bob Ludwig, the board met with officials from **Dollar Tree Store**. In attendance from Dollar Tree was their corporate attorney, Scott R. Kipnis, Esq. and their Director of Store Construction, Eric J. Makowski.

Mr. Ludwig explained he had some questions regarding signage, absence of a loading dock, parking and several of the conditions and waivers granted to Eckerd, a previous tenant. He noted that the tenancy had changed sometime in the past to Rite Aid but that organization had not come before a board.

Dollar Tree representatives stated they would follow the same traffic pattern as currently exists. They anticipate 100,000+ customers per year. They said they have 40 parking spaces on site and anticipate having 3 or 4 employees depending on the seasons.

Because of the lack of a loading dock, they agreed to have off-hour loading, when the store was closed as was in the Eckerd resolution. Mr. Kipnis stated they would accept the same store hours as in the Eckerd resolution and as of this night, did not know if they would be open on Sundays.

The application for signage was discussed at length. Dollar Tree is proposing four signs, three on the building and a free-standing sign as did Eckerd. The free-standing sign received a variance as free-standing signs are not permitted in the Redevelopment district and one wall sign as it exceeded the ordinance. The other two signs were compliant. Dollar Tree's wall signs exceed the ordinance and will require variances. Representatives did not know if they wanted to wait the time it would take to file for a variance. This item was left open. Board advised the prior resolution held for the two non-compliant signs but the other two wall signs must be compliant or they could file. Wall signs will be placed on the south and north side of the building and the Park Avenue side.

Dollar Tree agreed to repair the dumpster gate, said they would have two 8-yard dumpsters.

Dollar Tree agreed not to black out the windows as their plan showed. Said there would be no sign over the front door.

Board advised they could do a voice vote this evening and memorialize the resolution at the April 13th meeting. The resolution would repeat all of the conditions of the Eckerd resolution plus those things agreed to this evening. The approval would be granted for compliant signs and it would be up to the store to decide what they wanted to do in that respect.

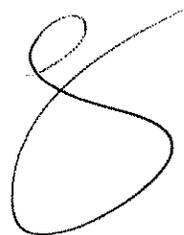
Motion offered by Councilman Maguire and seconded by Mr. Oppelt to approve the minor site plan for Dollar Tree.

Carried unanimously.

Board reviewed **Board of Adjustment's Annual Report**. Councilman Maguire explained the M&C reaction, said Mayor & Council had discussed what their role should be when residents construct without benefit of either variance or permits and then come in and ask for the variance to be granted since the structure is now built. Board discussed what would happen if ZBA denied the variance when the structure already existed. Councilman Maguire, board attorney and board members discussed various roads that could be followed. Councilman Maguire to discuss further with the M&C.

Board did a final review of three additional ordinances being sent to the M&C for introduction...**F.A.R./Height definition/Schedule IV 2 update**. Board authorized sending to the M&C for their consideration.

There being no further business to discuss the meeting was adjourned at 9:35pm by motion of Mr. Browne with second by Mr. Oppelt. Carried unanimously.

A handwritten signature in black ink, consisting of a large, stylized loop that resembles the number '8' or a similar symbol.