

Minutes of the Park Ridge Planning Board  
Meeting of April 13, 2011 – 8:00pm

\*\*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, Ludwig, Mital, Oppelt, Schwamb, Von Bradsky, Ms. Eisen  
Absent: Messrs. Mesiano, O'Donoghue, Councilman Maguire  
Also Present: Brigitte Bogart, 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 12, 2011, setting forth a schedule of regular meetings, by mailing of said schedule to the Record and The Review on January 13, 2011 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.

**SITE PLAN:**

**DOLLAR TREE STORES, INC.** – 117 Kinderkamack Road  
Lots: 1 & 26 Block: 1909

Chairman Mital stated the board had received a Resolution for the Dollar Tree Stores memorializing the voice vote taken at the March 23, 2011 meeting. Chairman Mital advised that all present were entitled to vote as they had all been present at the March meeting when the vote was taken.

**WHEREAS**, the PLANNING BOARD for the BOROUGH OF PARK RIDGE (hereinafter the "BOARD") had previously granted Preliminary Site Plan Approval and variance approval to the **ECKERD CORPORATION**, a Corporation of the State of New Jersey permitting said Corporation to occupy, as a tenant, premises located at 117 Kinderkamack Road, Park Ridge, New Jersey, said premises also being known as Lots 1 & 26 of Block 1909 on the Tax Assessment Map for the Borough of Park Ridge; and

**WHEREAS**, the terms and conditions of said Site Plan Approval and variance approval were memorialized in a Resolution of the BOARD dated November 20 2001 (copy of which is attached hereto and made a part hereof), and

**WHEREAS**, Eckerd Corporation no longer occupies said premises, with said premises currently being vacant; and

**WHEREAS, DOLLAR TREE STORES, INC.**, (hereinafter the "APPLICANT") a new prospective tenant at the premises, has applied to the PLANNING BOARD of the BOROUGH OF PARK RIDGE (hereinafter the "BOARD"), seeking to occupy said premises pursuant to the same terms and conditions as are outlined in the November 20, 2001 Resolution of the BOARD attached hereto, and seeking minor site plan approval to permit occupancy of the premises, and

**WHEREAS**, Applicant appeared before the BOARD for an informal

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conceptual presentation on March 23, 2011 requesting that it be permitted to occupy the premises prior to a hearing in connection with the requested minor site plan approval; and

**WHEREAS**, the Applicant has indicated that a prior, intervening tenant in the premises (Rite-Aid), had installed wall signs slightly larger than those permitted by the Zoning Ordinance, without having applied to the BOARD for approval; and

**WHEREAS**, the Applicant has indicated that it will request variances requiring a public hearing to permit three wall signs slightly larger than those permitted by the Zoning Ordinance.

**NOW, THEREFORE, the BOARD** makes the following findings:

1. In November 2002 the BOARD granted approval to the Eckerd Corporation to occupy premises known as 117 Kinderkamack Road, Park Ridge, New Jersey. Said Resolution accepted a Site Plan for the premises entitled "Site/Soil Erosion Control Plan for Eckerd" prepared by R.L. Engineering, Inc., of Park Ridge, New Jersey, dated May 32, 2001, but last revised on October 4, 2002.
2. As noted in said Resolution, the prior occupant, Eckerd, was granted certain variances and waivers with regard to its occupancy of the premises. Specifically, Eckerd was granted a sign variance permitting it to construct a free standing sign. Eckerd was also granted a waiver permit to occupy the site without the required loading space.
3. Applicant now seeks to occupy the site making no changes to the exterior of the structure with two exceptions. Applicant will be providing a band of green paint along the top of the façade of the building in compliance with its company brand. Applicant will also be providing replacement signage identifying it as the new occupant. Applicant provided the BOARD with photos and sketches illustrating the proposed green band. Applicant also provided the BOARD with photos and sketches of proposed new signage. Applicant stated that no other changes would be made to the exterior of the premises, excepting the replacement of a damaged door to the enclosed dumpster area.
4. Applicant further indicated that it was willing to comply with all of the terms and conditions of the November 20 2002 Resolution. Application further confirmed that the proposed new signage identifying the new tenant would be similar to that installed on the premises by Rite Aid, but that a variance would be required to permit letters on the wall sign in excess of the twenty-four inches provided by the Zoning Ordinance. **APPLICANT SPECIFICALLY TESTIFIED THAT IT WOULD INSTALL ONLY THREE WALL MOUNTED SIGNS ON THE PREMISES AS REFERENCED IN THE November 20, 2002 Resolution.**
5. Applicant also indicated that it would make no deliveries to the store during the hours that the store was open to the public; hence, it also did not require a loading dock. Applicant thus requested that the previously granted waiver continue to apply to the new occupancy.
6. Applicant also advised the BOARD that it would accept the hours of operation limitations contained in the November 20, 2001 Resolution, that the dumpster located on the site was adequate to

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meet its refuse removal needs, that no lighting changes would be made to the site, and that no site changes would be made other than the aforementioned signage and paint band.

7. In response to specific BOARD questions, Applicant noted that it would not “black out” any existing windows. Applicant stated that no shelving would be located against windows in such a fashion that would render said shelving visible from the exterior of the store. Finally, Applicant indicated that it would maintain all landscaping required by the November 20, 2002 Resolution.
8. The BOARD finds that the Applicant is entitled to minor site plan approval permitted it to occupy the premises in compliance with the representations made to the BOARD and the conditions of the November 20, 2002 Resolution. The BOARD also finds that if the Applicant wishes to install signs greater than those permitted by the Zoning Ordinance a noticed hearing before the BOARD will be required.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE**, by virtue of the foregoing, that the BOARD hereby finds that the Applicant’s request for minor site plan approval may be granted subject to the following express conditions. The BOARD further finds that the Applicant may not install any nonconforming signage on the premises without submitted a formal application for a variance to this BOARD for a modification of the within minor site plan approval. The conditions of the within minor site plan approval include:

A. Applicant shall secure, if required, all other necessary permits, including but not limited to, building permits from the Borough of Park Ridge.

B. Applicant shall comply with all limiting conditions set forth in the November 20, 2022 Resolution of the BOARD a copy of which is attached hereto and made a part hereof.

C. With the exception of the preexisting free standing sign, any new signage shall comply with the terms and conditions of the Zoning Ordinance of the Borough of Park Ridge. In the event Applicant seeks to provide any non-complying signage, Applicant shall apply to this BOARD for a modification of the within approval and variance permitting any non-conforming signage.

D. Applicant shall not blacken any existing windows nor render any existing windows opaque.

E. Applicant shall not install shelving against windows in a manner that renders said shelving visible from the exterior of the premises.

Offered by Mr. Oppelt  
Seconded by Ms. Eisen

AYES: Messrs. Browne, Ludwig, Mital, Oppelt, Schwamb, Von Bradsky, Ms. Eisen

**NEW BUSINESS:**

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Planner distributed copies of a proposed ordinance for Steep Slopes saying it had previously been distributed a year ago but she wanted to make sure everyone had a copy.

Planner also said she had requested the board engineer review as to the quantitative nature of the ordinance and suggested that it not be discussed until that was done.

**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