

Minutes of the Park Ridge Planning Board
Meeting of May 11, 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, Mesiano, Mital, O'Donoghue, Oppelt,
Ms. Eisen, Councilman Maguire
Absent: Messrs. Schwamb, Von Bradsky
Also Present: John Ten Hoeve, Jr., Board Attorney
Brigette 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 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:

DOLLAR TREE STORES – 117 Kinderkamack Road
Lots: 1 & 26 Block: 1909

Gary Smith, Esq. came forward stating he was representing Dollar Tree Stores.

SMITH: Dollar Tree requests that two 30" signs be approved by the Board. It is my understanding from the last two meetings that the Board has already discussed the matter and if the Board has any questions.
(long pause)

BEER: The procedure is you should be putting your reasons forward for why the Board should grant you the variances for the size of the signs. Then they will have questions.

SMITH: Dollar Tree's most important advertising is its signage, it is more important than any other media ad, moreover, the 30" signs will attract more customers, bring in more business along with the green strip above the building.

MITAL: I'm sorry...could you just identify yourself again and say who you are and where you are from?

SMITH: Sure. Gary Smith from Scott Kipnis's office for Dollar Tree.

MITAL: Thank you.

SMITH: If the Board has any questions now...

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MITAL: Does anybody have any questions or concerns about the branding of the building?

TEN HOEVE: Is there a sketch or something that was submitted?

BEER: The same as when we first met with the representatives and the Zoning Officer has one.

MAGUIRE: Was it your intent to use the second and third sign to be the same as the first sign

SMITH: All three signs are going to be identical.

LUDWIG: I think they have seen the one sign so it is just the location of the other two signs.

SMITH: Right. Here, I have some copies. And those three signs would be on the identical spots as the Rite Aid signs were.

MAGUIRE: And the height of both signs is 32"?

SMITH: 30".

MESIANO: The Rite Aid sign was above the door and this one is going to be in another location.

SMITH: No. The three Rite Aid signs...one was on Kinderkamack facing North and then the other two on the corners. There was no sign over the door previously and there still is not.

MESIANO: So the third sign is going to be as you are driving North on Kinderkamack...you will see the sign on that wall.

SMITH: Correct.

MITAL: No, I kind of disagree.

MESIANO: Going North on Kinderkamack towards the diner there is one?

SMITH: Yes. In fact the stanchions from the previous sign are still there.

BOGART: They were there and that sign for Rite Aid was approved and they don't need a variance for that one. They just need variances for the other two signs and I'm not sure why Rite Aid had the larger sign on the south façade.

TEN HOEVE: (to the planner) Which two signs do they need the variances for in this picture?

BOGART: On the first page, the two signs in the lower left-hand photograph. One that faces north and one that faces west.

TEN HOEVE: Ok and the sign down here over the door was there previously?

BOGART: Yes. The free-standing sign? Yes.

SMITH: The pylon? That is actually not the door, the door is actually in the back of the building.

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TEN HOEVE: Ok, I see. This sign was present?

BOGART & SMITH: Yes.

TEN HOEVE: And one of these was?

BOGART: Both of those were but they were smaller.

TEN HOEVE: I see.

MITAL: When you are driving north on Kinderkamack...I was thinking you were actually going to see something by the door, I thought you had something back there which isn't the case.

SMITH: No, we don't.

MESIANO: When you are driving north on Kinderkamack, it is the wall...

MITAL: That is facing west.

MESIANO: No, it is the wall that is facing south.

SMITH: No, it faces west.

BOGART: No, it faces south.

SMITH: It faces south as you are driving north.

MESIANO: It is basically on the street as you are driving and facing it.

TEN HOEVE: The dimensions are all the same?

SMITH: Correct.

TEN HOEVE: Is it 185" by 70"?

SMITH: Yes, as it is shown on the map.

BOGART: Eckerd & Rite Aid were granted variances for the free-standing sign in the front and one wall sign, their other wall signs being compliant. This applicant is requesting variances for the two walls that on the former application were compliant.

TEN HOEVE: (to planner) Do you have any problem with this?

BOGART: No, I was just mentioning to the Chairman that I think they are a more appropriate scale than the Rite Aid signs were. They fit within the architectural details better and even though they need the variance for the height, the overall size is more in scale with the building.

TEN HOEVE: The overall size of the sign is less than the Rite Aid?

BOGART: Yes, it is less. It is not as wide.

MITAL: Point taken...it is proportionately perfect for the arch.
Any other questions from anyone on the board or concerns?

OPPELT: Just to clarify...are they going to be lit signs?

SMITH: Correct.

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MAGUIRE: Is the total sign height 30" or the lettering 30"?

SMITH: Total sign height is 70"...

TEN HOEVE: 70" x 185" is what you had indicated based upon...

MAGUIRE: And the 30" is the lettering.

SMITH: Correct.

TEN HOEVE: (to planner) What is the actual variance that is required here?

BOGART: I believe it is just for the letter height...and for the two signs, one on the north side and one on the south side.

TEN HOEVE: And that is the only variance that is required in connection with this?

OPPELT: There is no requirement on the total height of the sign? Just the letter size?

BOGART: Yes.

OPPELT: They could have three or four layers of letters there and it wouldn't matter?

BOGART: I believe you are correct but that is also controlled by the sign area.

MESIANO: Did we have a restriction on Rite Aid that the sign would stay lit until a certain time? Was Rite Aid the original drug store in there?

TEN HOEVE: Eckerd.

MESIANO: When Eckerd was there the neighbors on the parking lot side were concerned and came in because of those concerns about lighting and illumination going into their yard.

TEN HOEVE: The resolution to Eckerd said that the hours of operation were going to be between 7:00am & 11:00pm and that the applicant would ensure that all lighting except for safety lighting would be turned off no later than 11:30 each evening.

And you are willing to do this?

SMITH: And we've agreed to all those terms.

MITAL: We could actually do a voice vote and memorialize this at the next meeting.

TEN HOEVE: If someone was willing to make a motion to approve the variance, you could grant it tonight subject to the memorializing resolution.

Motion made by Mr. O'Donoghue to approve the requested variance.
Second by Mr. Browne.

AYES: Messrs. Browne, Ludwig, Mesiano, Mital, O'Donoghue, Oppelt, Ms. Eisen, Councilman Maguire

SMITH: I have one request. We have the permit application with us, if we

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could just leave it here.

MITAL: Sure.

OPPELT: One more thing. Residents have been concerned about the appearance of the outside of the building.

SMITH: We have taken care of that. The lawn has been mowed. We had contracted it out to be mowed and we are aware of the concerns.

OPPELT: Ok, it hadn't been done yet.

SMITH: I don't think it has but we are aware of the concerns and it will be taken care of.

MITAL: Thank you.

APPROVAL OF MINUTES:

Motion made by Mr. Browne and seconded by Mr. Oppelt to approve the minutes of February 9, 2011 as written.

AYES: Messrs. Browne, Ludwig, Mital, Oppelt, Ms. Eisen, Councilman Maguire.

ABSTAIN: Messrs. O'Donoghue, Mesiano

Motion made by Mr. Ludwig and seconded by Ms. Eisen to approve the minutes of April 13, 2011 as written.

AYES: Messrs. Browne, Ludwig, Mital, Oppelt, Ms. Eisen

ABSTAIN: Messrs. Mesiano, O'Donoghue, Councilman Maguire

NEW BUSINESS:

37 PARK AVENUE, LLC – request for bond release.

Request reviewed by planner and engineer...bond reduction recommended...landscaping still to be done.

TEN HOEVE: If someone wants to make a motion this can be done and memorialized at the next meeting.

Motion made by Mr. Oppelt and seconded by Ms. Eisen that the Performance Bond submitted by 37 Park Avenue, LLC be reduced as recommended by the engineer and planner.

AYES: Messrs. Browne, Ludwig, Mesiano, Mital, O'Donoghue, Oppelt, Ms. Eisen, Councilman Maguire.

APPROVAL OF VOUCHERS:

Brooker Eng. PE

26 Madison Avenue	\$ 640.00 *
Mitchell/Pascack Reform Church	540.00 *
Pappas Soil Moving	459.00 *

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Prusha Subdivision	\$1,280.00 *
Prusha Subdivision	880.00 *
Prusha Subdivision	560.00 *
Prusha Subdivision	320.00 *
Prusha Subdivision	240.00 *
Prusha Subdivision	1,085.00 *
Prusha Subdivision	320.00 *

Burgis Assoc., PP

70-72 Park Ave., LLC	1,047.50 *
70-72 Park Ave., LLC	1,535.75 *
70-72 Park Ave., LLC	870.00 *
Broderick/Gaglioti	108.75
Prusha Subdivision	326.25
Prusha Subdivision	1,948.75 *
Prusha Subdivision	362.50 *
Prusha Subdivision	1,341.25 *
Prusha Subdivision	688.75 *
Prusha Subdivision	253.75 *
Prusha Subdivision	652.50 *
Prusha Subdivision	326.25 *

John Ten Hoeve, Jr., Esq.

Prusha Subdivision	943.00 *
70-72 Park Ave., LLC	57.50
Dollar Tree Stores	230.00

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

Motion made by Mr. Browne and seconded by Mr. Mesiano that the vouchers be paid subject to receipt of funds.

AYES: Messrs. Browne, Ludwig, Mesiano, Mital, O'Donoghue, Oppelt, Ms. Eisen, Councilman Maguire

NEW BUSINESS:

Councilman Maguire announced that our planners, Burgis Assoc. had received two awards at the recent State Planning Conference.

Councilman Maguire discussed a request received by the Mayor & Council for the possibility Waste Management utilizing the transfer station for receiving leaves from the Pascack Valley area. Discussion on traffic concerns with increased truck traffic on Kinderkamack Road...was formerly in the Hillsdale transfer station but discontinued there...towns looking for options on their leaf removal...board questioned whether "vegetative waste" included more than just leaves...had concerns that it might also include grass and the odor that would emanate from the site considering the townhouses to the west...Councilman explained there would be a monthly payment which would help the town budget...board discussed the current zoning of the site...board opposed to considering leaf collection at the site and felt an ordinance should be enacted to prohibit the expansion of this use at the transfer station.

Planner asked to bring recommendations to the next board meeting.

By motion of Mr. Oppelt and second by Mr. O'Donoghue the board went into closed session at 8:45pm to discuss COAH litigation.

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By motion of Mr. Browne and second by Mr. Oppelt the board came out of closed session at 9:00pm.

ADJOURN:

There being no further business to come before the board a motion was made by Mr. Browne that the meeting be adjourned.

Second by Mr. Oppelt.

Carried unanimously.

Respectfully Submitted,



Helyn N. Beer
Secretary

(9:00pm)