

Minutes of the Park Ridge Planning Board
Meeting of Wednesday, June 22, 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 Vice-Chairman, Robert Oppelt, on the above date, time and place.

Chairman called for the Pledge of Allegiance to the Flag.

ROLL CALL: Present: Messrs. Ludwig, Mesiano, Oppelt, Schwamb, Ms. Eisen,
Councilman Maguire
Absent: Messrs. Browne, Mital, O'Donoghue, Von Bradsky
Also Present: John E. Ten Hoeve, Jr., Esq. , Board Attorney
Brigette Bogart, PP, Planning Consultant
Eve Mancuso, PE, Board Engineer (8:35pm)

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:

MARK PRUSHA SUBDIVISION – 82 Rivervale Road
Lot: 1 Block: 2007

OPPELT: The hearing scheduled for this evening on the Mark Prusha case has been carried to July 27, 2011 at the applicant's request. There will be no further Notice.

APPROVAL OF MINUTES:

Motion made by Ms. Eisen and seconded by Mr. Schwamb that the minutes of May 25, 2011, work session and public hearing, be approved as written.

AYES: Messrs. Ludwig, Oppelt, Schwamb, Ms. Eisen, Councilman Maguire
ABSTAIN: Mr. Mesiano

Motion made by Mr. Mesiano and seconded by Councilman Maguire that the minutes of May 11, 2011 be approved as written.

AYES: Messrs. Ludwig, Mesiano, Oppelt, Ms. Eisen, Councilman Maguire
ABSTAIN: Mr. Schwamb

Motion made by Councilman Maguire and seconded by Mr. Mesiano that the minutes of June 8, 2011 be approved as written.

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AYES: Messrs. Ludwig, Mesiano, Oppelt, Schwamb, Ms. Eisen, Councilman Maguire.

APPROVAL OF VOUCHERS:

Burgis Assoc. PP.

37 Park Ave., LLC	\$ 217.50
Ridgemont Shopping Ctr.	415.00

Brooker Eng. PE

Broderick/Gagliotti	80.00
Ridgemont Shopping Ctr (Chase)	985.00

John E. Ten Hoeve, Jr.

70-72 Park Ave., LLC	57.50
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Motion made by Mr. Mesiano and seconded by Councilman Maguire that the vouchers be paid as presented.

AYES: Messrs. Ludwig, Mesiano, Oppelt, Schwamb, Ms. Eisen, Councilman Maguire.

ADJOURN:

There being no further business to come before the board requiring public action, a motion was made by Mr. Mesiano that the board go into public work session.

Seconded by Mr. Schwamb.

Carried unanimously.

(8:15pm)

Work Session Minutes

Planner distributed handouts of a proposed Ordinance amending the Zoning Ordinance to expand the "NB" Neighborhood Business Zone and to modify the permitted uses.

Planner showed on a map the proposed expansion of the NB zone, explaining that it eliminated the current RP 2 and RD 1 and RD 2 zones. She further explained that the proposed expanded uses were in a new section and some were design standards and others were conditional uses. Board attorney further explained that if one of the Conditional Use criteria could not be met, the application would then go to the Board of Adjustment.

Planner showed a pedestrian circulation improvement plan and said she would update it and wanted it included in the ordinance and in the Code Book.

Discussion on whether to eliminate the existing B-3 zone and include it in the newly expanded NB zone. Planner to look at it and come back with recommendations.

The issue of "vegetative waste" was discussed and board wanted to know exactly what vegetative waste consisted of...board attorney to see if the State has a definition. Concern expressed by some members that it could include leftover scraps from restaurants.

Planner also included in her handouts another amendment to the Zoning Ordinance in order to eliminate the RP-2 Zone and to permit additional uses in the RP-1 zone. Along with those changes the planner also updated

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Schedule IV-1 to reflect the proposed amendments and Schedule IV-2 as well.

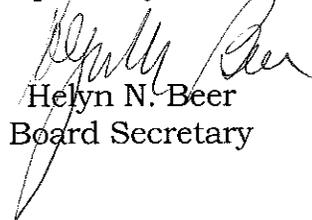
Board requested some minor modifications and changes to language in the proposed ordinances. Planner indicated they could be done and be ready for the next board meeting. If approved by the board, they changes could be sent to the Mayor & Council for introduction and hearing in August.

Zoning Officer asked for clarification of the difference between “maximum lot improvement” and “maximum impervious coverage”. Planner said they were used interchangeably in the ordinance.

Planner to look at another way of indicating the difference in the NB Mixed Uses limiting schedule based on whether lots were merged or staying in their single lot usage.

There being no further business to be discussed, the meeting was adjourned by unanimous consent at 9:40pm.

Respectfully submitted,



Helyn N. Beer
Board Secretary