

Minutes of the Park Ridge Planning Board
Meeting of July 27, 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, Oppelt, Schwamb,
Von Bradsky, Ms. Eisen, Councilman Maguire

Absent: Mr. O'Donoghue

Also Present: John Ten Hoeve, Jr., Esq., Board Attorney
Eve Mancuso, PE, Board Engineer
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:

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

Board Attorney announced that the scheduled continued hearing for Mark Prusha was being carried to the August 24, 2011 meeting at the request of the applicant.

APPROVAL OF MINUTES:

Motion made by Mr. Schwamb and seconded by Mr. Oppelt that the minutes of November 3, 2010 be approved as written.

AYES: Messrs. Browne, Mesiano, Mital, Oppelt, Schwamb, Von Bradsky,
Ms. Eisen, Councilman Maguire

ABSTAIN: Mr. Ludwig

Motion made by Mr. Oppelt and seconded by Ms. Eisen that the minutes of June 22, 2011 be approved as written.

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

ABSTAIN: Messrs. Mital, Browne, Von Bradsky

Minutes of the Park Ridge Planning Board
Meeting of July 27, 2011 - 8:00pm

MINOR SUBDIVISION:

GAGLIOTI/BRODERICK - 87/89 Spring Valley Road
Lots: 5 & 6 Block: 503

Motion made by Mr. Oppelt to authorizes the appropriate parties to sign the Minor Subdivision Deed for Gaglioti/Broderick.

Carried unanimously.

NEW BUSINESS:

37 PARK AVE, LLC - 37 Park Avenue
Lot: 4 Block: 1505

Applicant's request for final release of Performance Bond agreed to by board when the comments in the planner's review of July 18, 2011 have been completed. The Board also decided that the concrete that had been placed instead of plantings in the front of the building could remain.

Board then went into work session discussion at 8:45pm.

Planner distributed the amended Neighborhood Business District ordinance stating that modifications had been made to parts of the sustainability sections and the garage height. The RP zone now eliminates mention of houses of worship as requested by board.

Board instructed secretary to forward the modified ordinances to the Mayor and Council for introduction at their next regular meeting together with the updated Schedule Iv.

Board then discussed the density bonus which had been added to the Zoning Ordinance the previous month. Planner distributed copies of the LEED checklist with the recommendation that this be given to anyone seeking to submit under the density bonus. Language in the ordinance to be changed to require certification by a LEED certified architect. Planner was asked to provide language for the Construction Code ordinance which would enable the Zoning Officer to require an escrow for review of a density bonus submission particularly for an application that would not require any board action. Planner estimated an escrow of \$1,000.00 but would confirm.

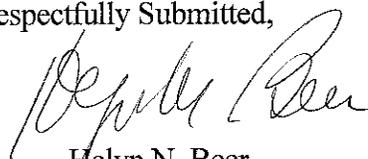
ADJOURN:

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

Second by Ms. Eisen.

Carried unanimously.

Respectfully Submitted,



Helyn N. Beer
Secretary

(9:35pm)