

Minutes of the Park Ridge Planning Board  
Meeting of September 21, 2011 – 8:00pm

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. Ludwig, Mesiano, Mital, O'Donoghue, Schwamb,  
Councilman Maguire (9:25pm), Ms. Eisen  
Absent: Messrs. Browne, Oppelt, Von Bradsky  
Also Present: John Ten Hoeve, Jr., 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 HEARINGS:**

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

Chairman announced that at the request of the applicant the hearing would be postponed until Wednesday, October 26, 2011. No further notification would be sent.

**RIDGE MANOR APARTMENTS** – 71-91 Hawthorne Avenue  
Lot: 3 Block: 1402

Joseph Basralian, Esq, 25 Main Street, Hackensack, NJ came forward as representing the application which is for preliminary and final Site Plan approval and a soil moving application in conjunction with an additional 12 units proposed for the property at 71-91 Hawthorne Avenue, also known as Block 1402, Lot 3, consisting of 2.6 acres, approximately 160,000 sq ft.

The property currently consists of 44 apartment units to which we propose to add 12 new two-bedroom units as set forth in the Site Plan. The ordinance affecting this property permits 18 units per acre, however, the applicant is seeking an application for 15.2 units, which consists of the current 44 plus the 12 units that are being proposed.

The 12 units are all two-bedroom units. We are adding an additional 24 parking spaces, 12 of which are in garages, each unit having one garage parking space plus another 12 additional parking spaces, which complies with the RSIS standards for apartment buildings.

The only variance that we are seeking is a front to front variance, that is the distance between the proposed new buildings and the front of the existing building and that is only, as you can see from the plans, for a portion of the property. There is a pre-existing condition, one variance which is a front to back and is a pre-existing condition and doesn't meet the requirements of the current code although it probably did when this

was built in 1983.

We had also applied for a parking variance but over the course of our preparation, we realized that, in fact, the existing property with 44 units complies with the parking requirements under the ordinances of Park Ridge, 1 ½ parking spaces per unit plus one parking space for every 6 units for visitor spaces, which is 73 and is exactly what we have now. What we had done erroneously was apply the RSIS standard to the entire property rather than the RSIS standard for the new units. So the combination of the existing parking standards applied to those existing units plus the RSIS standard brings us up to the current parking, which is proposed as part of the application.

We are also converting one of the existing units to a fully handicapped accessible, affordable unit to be dedicated with deed restrictions in accordance with applicable law, which sets forth specifically what one must do to dedicate a unit for an Affordable Housing Unit. That was one of the questions raised by your planner and there is a statutory form that we use for that and at the appropriate time we will file the deed restriction for that unit.

The existing units meet all of the requirements of the Zoning Ordinance at the time they were built other than, what was then, the front to back distance between two structures. The new buildings meet all the requirements of the Zoning Ordinance. As I indicated, we also submitted a soil moving application, which we ask the Board to consider as we have noticed all those provisions in our Notice to property owners.

I've prepared an Exhibit list for all the exhibits we propose to use and the exhibits are already marked so we don't have to go back and forth.

(the list was distributed to board members)

I would like to call my first witness, Wayne Corsey.

TEN HOEVE: One question before you start...in reviewing some of the reports, the Planner noted that there is a variance needed for the distance between the proposed new buildings.

BASRALIAN: Yes, that's the variance we are asking for...it is a front to front variance.

TEN HOEVE: It's not an existing one.

BASRALIAN: No, there is one existing front to back variance under the current ordinance, although it was probably not a variance at the time of Site Plan approval in 1983. So we are asking for the front to front, which Mr. Corsi will review the distance between the new buildings and two of the older buildings, although it only affects a small portion not the entire building. So that's the variance we are requesting.

TEN HOEVE: With regard to the parking, the report had indicated that 105 spaces were required, that is not correct?

BASRALIAN: No, it is not correct. As I said, going through the preparation we realized that 73 existing parking spaces complied with the ordinance. The new building with the 12 units is subject to the RSIS standard and that's 24 parking spaces and that does comply as well. So we are adding 24 spaces to the current 73 spaces.

Wayne Corsi, Omland Engineering Assoc, 54 Horsehill Road, Cedar Knolls, NJ came forward and was sworn.

BASRALIAN: Are you a licensed engineer in the State of New Jersey and if so, with whom are you associated.

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CORSEY: Yes, I am with Omland Engineering.

BASRALIAN: And how long have you been a licensed engineer in the State of New Jersey?

CORSEY: Since 1998.

BASRALIAN: And have you testified before Planning Boards and Boards of Adjustment in connection with Site Plan applications in the past?

CORSEY: I have.

BASRALIAN: I would ask the Board to accept his qualifications.

MITAL: Yes.

BASRALIAN: Mr. Corsi, Omland Engineering was retained by Ridge Manor Apartments, LLC in connection with the Site Plan and is currently before the Board with regard to the addition of 12 residential units?

CORSEY: Yes, it was.

BASRALIAN: As you know, only a portion of the entire Ridge Manor Apartment site of 3.6 acres + is being affected by the proposed construction of these 12 residential units. For the purposes of the Board, would you please briefly describe the existing conditions which is referred to in Exhibit A-7, Existing Conditions, Aerial Photograph. You might indicate to the Board if that is the same as the existing conditions noted as Exhibit A-1, which is the Omland plan dated August 15, 2011, Sheet 3 of 9.

CORSEY: Yes, it is very similar. I think if you are going to go up there...I am going to sit here and do the travel with a laser.

The site is located on Hawthorne Avenue, which is the bottom part...this is an aerial photograph from Google, 2009/2010 photograph. What we have done is add the property boundaries for the property on it.

The site has two access driveways off of Hawthorne. One on the west side and one on the east side. There are four apartment buildings consisting of 44 units on the site. One there, one there and one in the center and one on the left side there. There is on-drive parking here, there is 21 parking spaces here and an additional 52 in the back along the rear property line and there is no parking along this western driveway.

All the residents park in the rear and on the side and there is a network of sidewalks that would access the properties.

There are dumpsters, no enclosures, here and two additional dumpsters on the west side of the site.

BASRALIAN: Would you now refer to Exhibit 8-A, which is the Proposed Conditions rendering on Aerial Photograph and please indicate to the Board if that is the same as the layout and dimension plan of Sheet 4 of 9 in the submitted set of plans, which is marked as Exhibit A-2.

COREY: Yes, what you have here is a colorized version of the landscaping plan superimposed on the aerial photograph. The proposed building is located in the rear portion of the site, adjacent to the rear drive aisle and located in the previous grass area to the back of the site.

BASRALIAN: Would you start, perhaps, and explain the changes that are being made starting at the easterly driveway at Hawthorne and moving to the north.

CORSEY: What we have is, as Mr. Basralian noted, is the addition of an Affordable Unit and in addition to that we are adding a handicapped accessible...so this existing apartment unit at the end of this building will be made an Affordable Unit. Additionally, we have added one handicapped stall and it's corresponding 8' loading zone. We have also added, not depicted here, but on the Site Plan a ramp to get up the two steps ... this was required to get up to the Affordable Unit.

BASRALIAN: Moving up the driveway, would you just indicate the parking spaces that we have added.

CORSEY: As I said before, there are 21 spaces, one will be eliminated to accommodate the handicapped loading zone, so the remaining 20 spaces will remain here. Additionally, the parking along the rear will not be impacted by this and there is an additional 12 surface parking spaces proposed currently and there are 12 garages within the 12 units being built within this proposed building.

BASRALIAN: For the record, each garage is dedicated to the unit to which it is attached, is that correct?

CORSEY: That's correct.

BASRALIAN: When you prepared the Zoning Schedule, it was indicated that the application was using the RSIS for the entire project, when in fact, it only applied to the new unit. Would you, just for the record, indicate that the 73 units complies with the existing ordinance and you are now applying the RSIS standard for the new units?

CORSEY: Yes, based on the town's ordinance for existing apartment buildings, you would have 73 spaces required for that. Additionally, for the 12 new units, based on RSIS, you would need an additional 24. We have 12 surface parking spaces and 12 garage spaces to accommodate that.

BASRALIAN: Still reviewing the same exhibit, would you just indicate the traffic pattern and how the property is accessed?

CORSEY: The access would come off of Park and up Hawthorne and you could enter into the westerly driveway, which is a two-way driveway on the west side and there is also a two-way driveway on the easterly side. Parking is head-on and is head-on in the back as well. It is a two-way driveway and all directions are on the property.

BASRALIAN: You indicted on the upper right-hand side of the site, that would be the northeast corner of the property, there is a dumpster location and you indicated the applicant had also striped a dumpster location in the right-hand corner, which would be the northwest corner. It has been striped in parking spaces. How do you proposed to replace those spaces?

CORSEY: Based on the planner's and engineer's review letters and the issue of losing two parking spaces here...we originally had proposed 12 surface parking spaces, 8 spaces here and 4 over here, we are now going to include an additional 3 parking spaces so that a variance is not required.

BASRALIAN: Also the planner's letter indicated there was insufficient parking space to park a car in front of the garage. If that is the case, would there be no parking in front of the garages?

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CORSEY: Yes, it is the intent of this design to just provide an access to the garage, set back from the drive aisle but not to have the people park in the driveway. It is a 10' driveway, most cars are 16 to 18' so it wouldn't be plausible to try it but it is not going to be permitted as well.

BASRALIAN: And the owner indicated that the leases would mandate that no parking would be permitted in front of the garages, that they were to use the garage for parking not the space.

CORSEY: That's correct.

BASRALIAN: While we are on that whole issue...the Fire Agency plan review required their presence be available during construction...would you please explain what accommodations will be made to keep the fire lanes open?

CORSEY: The way the building was positioned was in the grass area not in the actual drive aisle of the existing parking lot. The only encroachments into that parking lot would be for an underground seepage pit, 3 seepage pit system, to collect the roof water and recharge it into the ground. We also have a storm inlet that we are going to divert. There is an existing storm pipe that goes through this building's current location. We are going to reroute that around the building and we are going to disrupt this parking lot. So the intent, during construction, is to close off the activity areas during the day and then open them back up at night at the end of construction, fully maintaining access to parking for the residents throughout the day.

BASRALIAN: There is also the intent to build a new surface parking immediately so that there would be no lost parking during construction for residents.

CORSEY: Yes, the plan is to build the parking area first to offset any inconvenience to the other spaces.

BASRALIAN: Just for the edification of the Board, how long will it take to do the construction of the seepage pits so there is a timeline.

CORSEY: We anticipate the construction of the seepage pits to be roughly around two weeks to install and excavate both the storm and seepage pits

BASRALIAN: Thank you. Referring to what is marked as Exhibit A-4, the Landscaping and Lighting...that's Sheet 6 of 9, for the record.

Let's take this opportunity, since it is shown more clearly here, to show the Board the area where the variance is required...

CORSEY: What you have is an existing non-conformity, this building and these buildings are close. On our proposed application you have an encroachment here of 23' and 23' over here. It is for a small portion and our planner will provide more testimony.

BASRALIAN: Approximately 15 or 20' that the building doesn't meet the ordinance requirements?

CORSEY: Correct. 15 to 20' here and 15 to 20' here. The residual part is 70' from the opposing building.

BASRALIAN: Why, given that dimension, did you locate the buildings here rather than someplace else on the site.

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CORSEY: Because of the building setback we couldn't locate it any closer to the rear and position it to maintain maximum layout and to provide a courtyard effect for this area.

BASRALIAN: Thank you. The planner also indicated the requirements for open space. Does this plan propose to deal with the open space requirement of 25%

CORSEY: Yes, I believe it is 200 sq ft per unit. 12 units, 2,400 sq ft. This courtyard here is around 4,000 sq ft so I think it more than adequately addresses the recreation area.

BASRALIAN: But the area of the entire project is well within the limits of the ordinance, is it not?

CORSEY: That's correct.

BASRALIAN: And how about building coverage?

CORSEY: The building is within the threshold of allowable.

BASRALIAN: It is below the maximum permitted under the ordinance, is it not?

CORSEY: Correct.

BASRALIAN: There are a number of reports and with respect to the recreational area, the planner pointed out the requirement for recreation and indicated a suggestion for the installation of seating in the recreation area. Does the applicant propose to do that?

CORSEY: Yes, the applicant has proposed to put additional benches in the courtyard area for passive recreation.

BASRALIAN: And you will show those benches on the revised plan that you will be submitting to the Board.

CORSEY: Yes.

BASRALIAN: With respect to Landscaping, would you please indicate the area where landscaping is proposed and then the lighting that is being proposed?

CORSEY: Yes. There are five existing trees in this area where the proposed building is that will be eliminated. We will be adding eight new trees, three shade trees, which are the big circles and five small ornamental species. Additionally we are doing buffering around the proposed parking with shrubs and foundation plantings around the buildings.

BASRALIAN: And all those are indicated on the proposed plan?

CORSEY: Yes. Additionally, we are proposing...there is existing lighting out there already for the site and to surplus that lighting for the new parking, we have added a light fixture here and a light fixture here. They are both going to be 10' high similar to what exists today but they are going to be ornamental fixtures.

BASRALIAN: Can you show the board?

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CORSEY: We don't have a detail sheet on this one.

BASRALIAN: It is in the package that was submitted...the details for the light fixtures, the ten-foot poles.

CORSEY: I believe it is on Sheet 8 of 9.

BASRALIAN: What was missing on that was the isometrics for those lights. Would you inset those on the revised Lighting plan for the consultant to review?

CORSEY: Yes, we will.

BASRALIAN: There is a report that was provided by Brooker Engineering and if I remember the comments in that report...just to take them slightly out of order, Items 6 through 9 indicated things that had to be addressed, however, it was with respect to #6, Handicapped Accessible stalls to be constructed, interior network to be shown, there was a comment that it appears that the reconstructed interior network has steps throughout.

CORSEY: The handicapped spot will be located down here off the eastern building. There is going to be a depressed curb and ramp that goes up to the sidewalk network. There will be steps that go to these units, the new proposed units and there will be steps because of the grade differential. There will be steps that step down to the rear parking area, however, there is going to be access around the courtyard. There are no steps internally.

BASRALIAN: Also...

TEN HOEVE: I didn't understand that.

CORSEY: Ok. Handicapped access is going to be provided here, however, there is no access here because of the steps, so we did provide access but it is not to the rear parking lot, it is to the location of the handicapped parking.

BASRALIAN: What matters is you put the handicapped parking space where we are mandated to have it next to the handicapped accessible unit and that is where it is located. There are no steps there although there are steps elsewhere on the site.

I also believe there was a request for the levels of the proposed lighting along the walkways to be indicated.

CORSEY: That was indicated on the lighting plan but no isometrics were provided but will be depicted in the future.

BASRALIAN: Did the soil application indicate the soil movement and what was required with respect to cross-section calculations?

CORSEY: No, I believe that is a comment we will address in our resubmission.

BASRALIAN: With respect to the other items in the Brooker report, is there anything that cannot be complied with and that the applicant, will in fact, comply with them all.

CORSEY: We will address and comply with all her comments.

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BASRALIAN: There was also a report submitted by the Water Department, dated September 6, 2011. Is there anything in Items 1-5 which have not been provided?

CORSEY: I believe the first couple of comments will be addressed during the building construction, documentation phase, they are more internal building operations than site plan operations, but they will be addressed.

BASRALIAN: Yes, some of the comments, for example, the sewer line must be borough code and the seepage pits must be placed a minimum of 5' from the main water line and I think that is one of the things that was indicated in the Brooker report as well.

Also item 6 on that is that the fire hydrants on the property must be replaced per the Park Ridge Water and Fire Department requirements. There are two fire hydrants on the property, will those be modified or replaced?

CORSEY: There are two hydrants. One on the west side of the property in the rear and the other one is on the east side of the property in the rear. There is also one in the right-of-way on Hawthorne and also another one in the right-of-way over here. They are beyond the limits of the applicant's property.

BASRALIAN: The two that are on the property will be replaced.

CORSEY: That's correct.

TEN HOEVE: Where are the other two?

CORSEY: There is one located here in the right-of-way, adjacent to the curb line and there is one located down here at the entrance.

TEN HOEVE: And the reason you're not replacing those is...

CORSEY: They are not on our property, they are in the right-of-way.

TEN HOEVE: On borough property?

CORSEY: Correct.

BASRALIAN: Plus they serve other properties, they don't serve just this property. The two that are being replaced, in fact, serve this property exclusively.

TEN HOEVE: If the borough permits those to be replaced, you are saying you don't want to do that....the applicant isn't interested in doing that?

CORSEY: Yes, the applicant doesn't want to.

BASRALIAN: And they serve local properties. It is not the burden of just one property owner to deal with them. On our property, yes, we will replace them.

We've addressed the question about parking, hydrants, utilities are similar to that in the Fire Agency report of September 2<sup>nd</sup>. We have also addressed a number of the comments in the Burgis report but there was a question about the buffer area. While this property complied with the buffer area at the time it was constructed, there is now evidently a requirement for a 25' buffer.

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Would you please describe or maybe the aerial photograph is a better way to do it how that is being dealt with and why we are not increasing the size given the current layout of the property.

CORSEY: Again, we are switching back to the aerial of existing conditions with the proposal superimposed. As you can see from the aerial, there is a pretty large vegetative buffer around most of the perimeter of the property. The buffer requirement is 25' and you can also see the driveway and/or parking is in the 25' buffer. In order to facilitate a 25' buffer we would have to relocate the driveway. Given the orientation of the buildings and the orientation of the site layout, it is not plausible. We will contend that this buffer area in combination with the buffer on the adjacent property to the north is well adequate to provide that. Likewise on the eastern side there is a buffer and an existing driveway that would not allow the 25' buffer either.

BASRALIAN: Where does that driveway go to?

CORSEY: This goes to the Assisted Living facility in the back.

BASRALIAN: And on the westerly side of the property, would you indicate the distance between the driveway and the closest building to the west.

CORSEY: The driveway is about 5' from the curb line.

BASRALIAN: And there is an existing buffer on the adjacent property to the west?

CORSEY: That's correct.

BASRALIAN: And what is the estimated distance between the property line on this property to the building on the westerly side?

CORSEY: I would say it is over 100'. Additionally, as part of this proposal, all disturbance will occur within the previously manicured lawn area and none of it will occur within the existing buffer around the perimeter of the property.

BASRALIAN: Now with the exception of the new handicapped space and the construction of the new buildings and parking area, is any other part of the property going to be disturbed?

CORSEY: No, only to do a sewer line connection internal to the courtyard to tie into the existing sewer line,

BASRALIAN: And you indicated that the applicant is proposing to add a couple of striped spaces in the northwest corner for additional dumpster...is that because of need or because of convenience for the tenant since the other one is in a more remote area.

CORSEY: The existing dumpsters are here in the northern corner of the property, which means all these residents would have to walk a pretty far way to get to that location. So they have striped out an additional area over here for two dumpsters, one for garbage and one for recycling. They have done likewise over here so in order to offset those two striped spaces, we are going to add, three spaces...one to offset the loading and two to offset the additional dumpsters.

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BASRALIAN: And when that is done and is on the plan that you are going to revise and submit to the Board, that will make the application conforming with the requirements of parking.

CORSEY: That's correct.

BASRALIAN: There were a number of other issues that were addressed in the planner's report. I think we have dealt with most of them other than the variance, which our planner will address specifically. You indicated that the handicapped space will all be ADA compliant for access to the affordable housing accessible unit.

CORSEY: That's correct.

BASRALIAN: I do not have any further questions at this time, I may have more afterwards but not now.

MITAL: Any Board members have questions of the applicant's engineer?  
(there were none)  
Do the professionals have any questions?

MANCUSO: Mr. Basralian touched upon most of the items in my report but I would like to mention Item 2 regarding the 24" RCP...do you have any objection to providing more calculations to demonstrate the capacity is not affected by the reduced flow?

BASRALIAN: No, we will. As I indicated, we will comply with that.

MANCUSO: I would like to speak to your engineer, Mr. Basralian...and can we get back to the handicapped accessible stall, location, handicapped accessible path? I can appreciate you have one located on the northeastern part of the site but that does seem rather remote if that particular person would like to visit someone in your new building. Are there other handicapped accessible spots throughout the property because for that number of parking stalls, you certainly need more than one.

CORSEY: Right, We basically based our handicapped demand on what we were proposing, not necessarily what existed. Because of the site topography, there are steps and grade differentials that I don't know would promote handicapped accessibility in this area, especially with the addition of these steps in these three locations.

MANCUSO: That was my concern. It seems as if it is potentially necessary to build another ramp on the other side, maybe on the southwestern side of the site, giving the handicapped person the opportunity to traverse the site from that corner. I would just ask that you evaluate that.

CORSEY: Ok, we will look into it.

MANCUSO: Lighting, you did mention. That was it for me, thank you.

TEN HOEVE: While you are on that, if I understood you correctly, you said you would comply with all 13 of the requirements listed in the engineer's letter and you are going to revise the plan and resubmit it so she can look at it.

CORSEY: That's correct.

MITAL: If somebody wanted to access the site or transverse the site from

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the northwest corner, are we talking just to get to the center of the green, the recreational area?

CORSEY: Right. You come in here and access the space here.

MITAL: Is there walkways or is it basically just lawn area?

CORSEY: The grayish/white color is the existing sidewalk network and these are the new sidewalks we are installing along the parking bays and then to connect these existing units to the existing parking lot in the back.

MITAL: So in front of those new units, those are stairs...stepping up to that grey walkway, which is basically going southeast into the green, in the middle.

CORSEY: Correct.

MITAL: And if we wanted to see somebody in the front of the new units, to have access to that recreational area, there would have to be some type of ramp in that general vicinity and it's narrow.

CORSEY: They are four-foot sidewalks.

MITAL: No, I am talking narrow as far as the stairs between the unit and the garages....

CORSEY: Over here?

MITAL: Yes. Ok, I'm just trying to think logically...

CORSEY: Being as it is an existing development, we are just retrofitting for the new aspects of it. We can look at other alternatives for access. I believe there is currently steps here, steps here aside from what we do here that handicapped do not have access to currently either. And I think all the units have a step or two up to them as well so there is no handicapped access.

MITAL: OK.

BURGIS: Staying with the ADA accessibility issue...are you planning this unit to be an ADA accessible or adaptable unit?

CORSEY: I think whatever the Code requires is what we are going to provide, I think it is going to be accessible.

BURGIS: From COAH's perspective right now, they are going to say it should be adaptable but we will have to wait and see what the plans are.

CORSEY: I'm not sure, we will have to check with the architect as to what the requirements are and make it conforming.

BURGIS: With regard to the garage space and the "no parking" in front of the garage, will there be signage there or will there just be language in their deeds?

CORSEY: I think that's a valid point. I think by putting signs up and tagging everyone for no parking...I think it should be up to the management to ensure that doesn't happen and it will be written into the lease to restrict that. Also to provide garage parking not storage so they have to use the garage for parking not storage.

BURGIS: That's the concern that they use the garage for storage and not parking.

CORSEY: Like I said, the typical car is 16 to 18' and you would be parking 8' into the drive aisle if you parked all the way up to the garage door. I think these are even less, they are 10'. 8 of the 12 units actually have a 10' road, the other have less.

We could potentially put a sign in these islands here...maybe put them there.

BURGIS: Something small...I agree about sign pollution, I don't think it is appropriate, I'm just concerned about the separation.

CORSEY: I think two signs would not break it.

BURGIS: There was a note on the plan, #14, that mentioned dewatering the site.

CORSEY: That's a standard soil erosion note. Bergen County Soil Erosion has their standard notes and that's in there. It is just a catchall, safeguard that you dewater, you just don't dump it into the site, you have to control it. You filter it so you don't splash mud all over the place. That's what that's for.

BURGIS: I just wanted to make sure there were no plans to...(applicant's engineer laughed over her final remark)

CORSEY: No, at this point we have to do test pits for the engineer's review...a regular test pit for the seepage pits and the installation of the storm system in two areas.

TEN HOEVE: Do you know if the affordable housing unit is vacant?

CORSEY: That I don't know.

TEN HOEVE: How are you going to address that?

BASRALIAN: It will be vacated.

TEN HOEVE: That will be a condition of the approval, that that unit be vacated? Is it currently occupied or do you know...

BASRALIAN: I don't know but our obligation is to make it available and I'm sure your Affordable Housing Unit in the municipality has enough applicants to fill that unit.

TEN HOEVE: No, they are normally new units that are being created so they are not occupied by someone else. You don't have to evict the person who is living there?

BASRALIAN: We will cause it to be vacated.

TEN HOEVE: Ok.

BASRALIAN: By the time the structure is done, it will be vacated.

TEN HOEVE: The three spaces are not shown on the plan...the additional spaces...but they are going to be put on a revised plan?

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CORSEY: That's correct.

TEN HOEVE: Are the dumpsters enclosed currently?

CORSEY: No.

TEN HOEVE: Are they going to be?

CORSEY: At this time we weren't planning on it.

TEN HOEVE: Were there recommendations with regard to that from our planner or engineer?

MANCUSO: Yes, we recommended they be enclosed according to Borough Code.

BASRALIAN: We'll enclose them according to Code.

TEN HOEVE: Are you going to revise the plan to show additional seating that you mentioned in the recreation area?

CORSEY: Yes, wide benches in the courtyard area.

TEN HOEVE: And you will put that in the revised plan as well?

CORSEY: Yes.

BASRALIAN: Our intent is to revise the site plans per all the comments we received plus any comments the board makes tonight and resubmit them per those comments.

TEN HOEVE: My only other and it is more of a suggestion to the Board and the professionals, that perhaps we should consult with the Water Department and Fire Department with regard to the two fire hydrant issue. I think they were expecting that those two other fire hydrants would have been changed and maybe we should get some comments from them.

BASRALIAN: Their comments were pretty clear that they wanted them changed and our comment was that we would for those on our site versus what serves other properties.

TEN HOEVE: I understand that but we have no input.

BASRALIAN: We have input.

TEN HOEVE: But not whether they are serving other properties, it doesn't say whether they are principally serving your property...all we have is your comments, not even testimony.

BASRALIAN: Well, if they are not on our property...fine, please get the information and we will deal with it. As long as we have it before we submit again.

MITAL: Anybody from the public have any questions for the engineer?

TEN HOEVE: At this point you don't have to be sworn in, just identify yourself with your name and address.

Ron Waldt, 7 Wayne Street, Montvale, NJ came forward.

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WALDT: I am the President of Pond Ridge Condominiums and I am commonly known as a non-resident owner.

I am here because the concerns of our complex...

TEN HOEVE: This is only questions. You cannot make any statements.

WALDT: Ok, how will increasing the parking lot by about 30% affect the drainage system that is currently in place.

CORSEY: We are not increasing the parking by 30%, we are actually increasing by .24 acres, or less than a ¼ acre.

WALDT: I understood you to say there were 25 parking spaces on top of the 70 some odd that are there.

CORSEY: There is existing 73 parking spaces and we are adding an additional 15.

To answer your stormwater question...currently there is a collection of inlets throughout the site. They all come through this pipe and then go into the complex...I don't know if that is your complex.

WALDT: No, I disagree...our complex it to your left....right there. And there is an easement that your drains tie into that storm drain...I know that. I brought with me and I don't know if I am allowed to introduce this a photo...

MITAL: This is a time for questions. You will be able to introduce that and make testimony.

TEN HOEVE: Just back up...I am not sure that the comments that are being made about which is Pond Ridge are correct. The engineer asked if that was Pond Ridge directly behind it, is that Pond Ridge?

WALDT: No, it is not.

TEN HOEVE: Where is the pond?

WALDT: I'm sorry, I stand corrected.

TEN HOEVE: You are those units and that's why he said there is a pipe that runs through...

WALDT: There is exactly and that is an easement. So how will the additional pavement...there will be drains added to the additional parking lot

CORSEY: We are going to maintain and add one additional inlet here...the existing inlets will remain and the whole area will drain as it does today. The proposed building will be discharging to underground seepage pits and recharging the ground water. Our site design conforms to the Borough's stormwater practices. We are less than a ¼ acre impervious and less than a ¼ acre of disturbance and therefore we are not considered a major development and therefore we do not have to do any full scale reduction on the site.

WALDT: Ok. I guess that is our big concern and we feel that if there is going to be an additional parking lot, how is that going to affect the pipe that is already there?

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CORSEY: Again, 24" pipe, with a good slope to it. We're not increasing it. We have a diminimous increase in impervious coverage and we are taking some of the water from the new building and recharging it into the ground.

WALDT: So when do I get to hand in my photo?

TEN HOEVE: You will have an opportunity at the end.

One additional question, will the site work that is being completed result in any additional runoff from the site?

CORSEY: A diminimous amount.

TEN HOEVE: Diminimous meaning too small to measure?

CORSEY: Yes. A nominal amount of increase and again, our design is in compliance with the Borough's stormwater regulations.

WALDT: And the other concern with the westerly portion of this, is there any fencing proposed on this plan? Right now there is somewhat of an increase in pedestrian traffic that cuts through the wooded area separating the Ridge Manor to Pond Ridge.

CORSEY: I noticed when I was out there that there is a stockade fence along the rear property line.

WALDT: Yeah, that's the one.

CORSEY: There is a pretty steep decline from this parcel to that parcel so navigating that from a pedestrian's perspective is...

WALDT: It's increased over the years. The answer to my question is, there is no proposed new fence.

CORSEY: All our improvements are proposed in the center of the site not around the perimeter.

WALDT: Ok.

TEN HOEVE: Is that your fence? It is not shown on the plan, I guess the engineer didn't see it nor did the planner.

WALDT: It's dilapidated...

TEN HOEVE: Whose fence is it?

WALDT: No one knows.

MANCUSO: The topographic survey does not indicate it is on the subject property.

CORSEY: It is a pretty overgrown area.

TEN HOEVE: So it is probably on the Pond Ridge property?

CORSEY: Very possibly.

WALDT: Ok, I guess that's it for now. Please tell me again when I can introduce this photo that I have.

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TEN HOEVE: Absolutely. As soon as they finish their testimony, then anyone from the public will have an opportunity to say anything they would like.

WALDT: Ok, I'm sorry for my lack of protocol.

David Halsband, 71 North Maple Ave, Park Ridge, came forward.

HALSBAND: Can you clarify which trees are going to be removed and where the new trees are going to be put in?

CORSEY: There are 5 existing trees (using Exhibit A-7) in the area where the building will be built, not around the perimeter, internal to the site that we are going to remove. Going to Exhibit A-8, we have 8 trees, 5 ornamental and 3 shade trees, again, internal to the site. There will be no disturbance to the perimeter of the site.

HALSBAND: So throughout the project and thereafter, all the trees along the perimeter between your property and North Maple Avenue, as well as those other apartments...

TEN HOEVE: North Maple is on the left there, right? Why don't you show him where it is.

CORSEY: This is North Maple Avenue.

HALSBAND: Right and my house is this house. You are saying that none of these trees are going to be affected.

CORSEY: No, no perimeter disturbance.

HALSBAND: Thank you.

MITAL: Anyone else from the public? (There was no one)

William Hamilton, 54 Horsehill Road, Cedar Knolls, NJ came forward and was sworn.

BASRALIAN: Mr. Hamilton, what is your profession and with whom are you associated?

HAMILTON: I am a principal in the firm of Omland Engineering Associates. I am a licensed professional planner and a member of the American Institute of Certified Planners.

BASRALIAN: And have you testified before Planning Boards and Boards of Adjustment and in fact, before this Planning Board?

HAMILTON: I have. I have been working in the field for 30 years and I have testified before boards throughout the State including the board I am before this evening.

MITAL: Yes.

BASRALIAN: Thank you.

As part of your retention as the planner, did you review the site and the site plan as well as the various comments received from the Board professionals?

HAMILTON: Yes, I did.

BASRALIAN: And as a result of your reviewing of the site and your knowledge of planning, do you believe that the variance being requested can be granted by the board without substantial detriment to the zone and the zoning ordinance and public good?

HAMILTON: Yes, I do.

BASRALIAN: What is the basis of that opinion?

HAMILTON: I would like to start by discussing the positive criteria. I am first going to look at the variance from a C2 perspective, generally called the flexible C variance. That's a relief that relates to a specific piece of property where the purposes of the Municipal Land Use Law would be advanced by the granting of the variance and the benefits of the deviation would outweigh any detriment.

There's a number of purposes of planning that I believe are advanced with this application here this evening. The first is from NJSA40:55B-2 and it is subsection A...which reads as follows, *to encourage municipal action to guide the appropriate use and development of all land in the State in a manner which promotes the public health, safety, morals and general welfare*. As we have heard in the introduction of the testimony from Mr. Corsi, we are providing in this application one Affordable Housing unit, which the courts have found to promote public health, safety and general welfare.

A second purpose of planning that we are advancing is subsection me, to promote a desirable visual environment through creative development techniques and good civic design and arrangement. You have heard testimony with respect to the landscaping that is proposed. You haven't heard anything yet in terms of the unit but I can tell you, in reviewing the architecture for the project and I do have some exhibits here tonight, if you would like to see that...the units that are proposed are in keeping with what's out there today. They are going to be brick units with some aluminum siding or vinyl siding in areas which almost exactly match the architecture of the units that are there. Of course, they will be modern units brought up to current code but those units in conjunction with the landscaping that has been described, I believe will greatly improve the aesthetic appeal of this project.

Finally, subsection N, is to encourage various public and private procedures and activities to shape land development with a view of lessening the cost of such development and promote a more efficient use of the land. This is an infill development as has been described. The utilities are already on site. The roadways are on site. So what we are proposing here is really a very efficient use of the land. The limited disturbance, the total acreage of disturbance is only ½ acre.

We can also look at a C1 variance with respect to the application, which is a hardship relating to the physical features that uniquely affect this property. Again, you heard Mr. Corsi describe what the physical constraints are on this property. While we have open space that is well in excess of 50%, we are very limited to where we can place the units because of the current configuration of the roadways and the buildings and we think we've come up with a design that is appropriate, that continues with the courtyard element that are consistent throughout the project and we believe it is appropriate for the site.

BASRALIAN: Would you say that because the applicant is not maximizing units per acre, they have taken those things into consideration by going to 15.2 units per acre rather than the 18 permitted under the ordinance?

HAMILTON: Absolutely. And that is also evident in terms of building coverage, which we are way below. As well as the impervious coverage of the site, which we are well below the ordinance.

Now, with any variance application we also address the negative criteria. We must show the variance can be granted without substantial detriment to the public good. When we look at public good and when we look at public good, we look at what are the impacts to the neighbors and the neighborhood. We believe there is no impact to the neighbors to the west. There is a 50' rear setback in the rear of this property and our buildings are set back 70' so we are 20' in excess of the rear yard setback and we don't come close to the side yard setback or the front yard setback on Hawthorne.

You heard Mr. Corsi testify that there is a minor increase in impervious coverage, it is a little less than 2% and that is being mitigated through the plantings that we are putting into the project and the stormwater management system and particularly the recharge system that has been described in earlier testimony.

The building separation as you look at the exhibit, you can see that the proposed building is really in keeping in terms of the building separation from the other four buildings that are currently on the site. The existing buildings have separations of 17' between them although, granted, it is somewhat on an angle, whereas we have a separation of 20' and again, we have that slight overlap in terms of front to front setback.

Now the variance must also be granted without substantial detriment to the zone plan and the zoning ordinance and we must illustrate that. This use is a permitted use in the GA1 Zone with the exception of the one deviation that we have discussed this evening. All of the other ordinance bulk standards, such as the FAR 18 is permitted and we are at 15.1, building coverage we are at 16.1 and impervious coverage 50% is the maximum and we are at 37%.

So, in summary, as you look at the benefits of this application in providing this efficient improvement to the site, providing affordable housing for the community...we believe those benefits outweigh any detriment that may be perceived in the application.

BASRALIAN: So your conclusion, based upon all you have said, is that the variance can be granted by the Board without substantially impairing the zone or zoning ordinance, is that correct?

HAMILTON: That's correct.

BASRALIAN: I have no further questions of this witness at this time.

MITAL: Any questions from the board? Any questions from the professionals?

BOGART: I just have one question. In my report, I talked a little bit about the landscape plan and felt it was appropriate for the site and I was just curious, from your perspective, if you thought that any additional landscape materials would help mitigate any negative impacts associated with the building separation variance required?

HAMILTON: We did try to concentrate in that area and particularly the landscaping that is proposed is pretty much in the vicinity of the new building. We are revising the plans and I would be happy to take one more look at that particular area where we are impacting the front to front setback and see if additional landscaping would be appropriate there.

BURGIS: I would appreciate that.

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MITAL: Is that it? Anyone else. Now the public...anyone from the public have any questions for the planner.

David Halsband, 71 North Maple Avenue, Park Ridge....

HALSBAND: Have you done any traffic studies of the traffic patterns on Hawthorne?

BASRALIAN: We have not.

HALSBAND: You don't think with adding the units, it would be helpful to study the traffic pattern on Hawthorne and have they thought about doing that?

BASRALIAN: It is my understanding that they have not.

MITAL: Ok, thank you very much.

TEN HOEVE: Have you any additional witnesses?

BASRALIAN: No, I do not.

MITAL: Now we can bring the public back up to make any statements, show up pictures...

TEN HOEVE: You now have to be placed under Oath though.

Ronald Waldt, 7 Wayne Street, Montvale, NJ came forward and was sworn.

WALDT: Again, I am addressing our concerns with respect to stormwater. I have to bore you with this...I have here the original Developer's Agreement for that project, which was built in 1971. Somehow all the conditions of this were signed off on by the borough, which required a storm sewer easement from the Ridge Manor property, which comes through the Pond Ridge property. For some reason the pipe went in but the easement never did. Back in 2005, we had a serious deterioration of the catch basin that collects the Ridge Manor storm runoff to the Pond Ridge property and at that point it was determined there was no easement in place. Just for the record there is an easement there now. So I don't know whether your plans show an easement, it is there.

I have here, and unfortunately I only have two...this is a photograph, not from the hurricane, this was from a heavy rain storm and that white water that is there is coming up out of the catch basin.

TEN HOEVE: Why don't we mark the first photo that you are holding as A-1 and put today's date on it.

WALDT: Ok.

TEN HOEVE: And the second one...

WALDT: They are the same, only one has my writing on it.

TEN HOEVE: Just mark the first one and maybe you can tell us who took the photos, what they represent, where they were taken, when they were taken...

WALDT: The answer to when, is I don't know the exact date...it was not the most recent hurricane, it was after a heavy rain storm that we had within the last year. The photos were taken by our superintendent and

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were taken from his window, which explains the car in the middle of the photo.

TEN HOEVE: Obviously that photo doesn't show where it is.

WALDT: Where on the property?

TEN HOEVE: Yes, is that your property, their property?

WALDT: No, it is on our property and it is at the base of the ramp at the very north end of North Maple Avenue and that catch basin is the intersection where the storm drain from the Ridge Manor pipe, connects to the Pond Ridge pipe.

TEN HOEVE: Maybe you can show where you think that is...

WALDT: Sure. Right here...I don't know if your plans will show it...

TEN HOEVE: And what does that photo purport to show?

WALDT: What happens during a heavy rain and all the water from the Ridge Manor parking lot comes down that one pipe onto the Park Ridge drainage system. This is the first point where the Ridge Manor pipe connects to the Pond Ridge pipes.

TEN HOEVE: Above ground?

WALDT: The catch basin is level with the surface but the water coming through it is more than the catch basin can handle.

TEN HOEVE: So it comes from the pipes up out of the catch basin.

WALDT: Yes. I don't know the diameter of the pipe that is in the ground, I apologize but I am saying that not all the time but only under extreme conditions and this was not the hurricane but this is what the result was on the Pond Ridge property.

TEN HOEVE: What happened when the hurricane was here? Were you there?

WALDT: Yes, I was.

TEN HOEVE: Did it look just the same as the photo?

WALDT: Pretty much, but without a photo I can't...

MITAL: I am just kind of curious and also to the engineer...could this be just the amount of water accelerated coming down from your property coming in and not being able to handle it or is this something that is happening in the fall maybe because it is filled with leaves...any specific time of year?

WALDT: No, this is only in extreme rainfalls, not like what is happening out there now...not a problem. I would say several inches of rain per hour, that's what happens. This is a copy of the borough map and everything in green is the drainage system on the Ridge Manor property, what's highlighted in pink is the easement that connects it to the Pond Ridge property and our drainage system.

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CORSEY: This is Hawthorne down here at the bottom and this would be yours...

MITAL: Just for orientation of what we are looking at up on the display.

WALDT: I might point out that all our drainage pipes exit our property below the dam by the pond, so whatever water comes from the Ridge Manor apartments ultimately comes down our pipes and into the same place. The pipes on our property I know are probably 30" diameter or greater but the pipe that is highlighted in pink, I do not believe is that diameter. I'm not qualified to calculate how much it can hold and all of that which is why I asked if there were additional catch basins on the plan and they also would have to be tied in to a tier A...

CORSEY: It looks to me like this picture was taken where the pond is.

WALDT: No, it was not.

CORSEY: That's not the pond right here?

WALDT: No that is a black top paved area...this is the ramp that comes down and turns this way...

TEN HOEVE: There's no parking by the pond to my recollection, so I don't think it could be the pond.

(Mr. Waldt and Mr. Corsi talked off microphone)

CORSEY: A couple of things I would add, one is there is additional off-site stuff that drains through our site, there is municipal water that goes through the site as well, so our site alone is not going to impact that down grade. I don't know about this drainage problem. I haven't witnessed it myself. I know on-site there is a 24" pipe and I know that it drops off very quickly from this inlet to there due to the very steep slope. It then changes direction and is at a 90 degree angle at the lip (?) there...so it could hit the back wall and slosh out during a high velocity storm.

And again it could be debris and other things in that area. I looked at them the other day. They look clean ...

TEN HOEVE: The first comment that the borough engineer made was a request to have calculations with regard to the 24" pipe, revised geometry, the slope, so that is something that you are going to do?

CORSEY: I think that was with regard to the fact that we are laying it in a different slope that what it is today.

MANCUSO: I just wanted you to determine if it still could handle the flow coming through that system because I wasn't aware that it was picking up borough drainage as well.

BASRALIAN: One of the things that the easement talks about is that this drainage system is also used by Pond Ridge. The pipe isn't exclusively for Ridge Manor. The easement, which somehow I remember when it was done, as I was involved somewhere peripherally requires both parties to bar the financial responsibility for the maintenance of the catch basin and there is nothing in the easement that prohibits Pond Ridge from putting its drainage into the same 24" pipe.

So it is not solely the water from Ridge Manor, it also includes drainage on the site from Pond Ridge.

TEN HOEVE: Probably not at that point though.

CORSEY: Well, yes...some water comes down the ramp and there is a catch basin on either side at the base of the ramp. The one that is perking up is the one is ....

TEN HOEVE: Is adjacent to the structure...

WALDT: Do you have the photo.

TEN HOEVE: Yes, we do...

MESIANO: You testified before that the additional rain going through this system is diminimous?

CORSEY: Yes. Actually, it is basically a .05 increase ... it is really diminimous. 1 c.f.s. is an increase, .05 is very, very diminimous. So that would be the change and any drainage problems that occurring currently will not be exacerbated.

TEN HOEVE: Does that .05 take into consideration the fact that you are now taking the drainage from the roof and putting it into seepage pits?

WALDT: I am not saying this happens every time it gets cloudy, only in several inches of rain per hour...

TEN HOEVE: Do you understand what he is saying though?

WALDT: Yes.

TEN HOEVE: He's saying that what they are doing on this site is so minimal that if that condition does exist now, which he is not disputing, what they are doing is going to have no impact on it.

WALDT: But isn't there going to be more surface parking lot?

CORSEY: Yes.

WALDT: Is there any catch basins there?

CORSEY: As I said before, we are increasing the impervious surface, however, we are mitigating the increase of impervious surface from the building by recharging into the ground as opposed to creating additional surface runoff. So, the only increase in surface runoff is going to be from the parking spaces, however, the building itself is going to be mitigated by recharging into the ground.

WALDT: So, one more time because I have to go back to our condo owners.

Are there any new catch basins being added to any newly paved area that are going to be tied in to what currently exists?

CORSEY: No. We are just rerouting it around the building. Currently the pipe goes through this area and what we are doing is rerouting it around...We are only providing structures for it because we can't go in a straight line.

WALDT: And there are no new catch basins in the newly paved area.

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MESIANO: I have one more question...you are putting in three seepage pits, how big are they?

CORSEY: 1,290 gallons plus stones each.

MESIANO: So the extra runoff that you would expect, is going to go into these 1,200 gallon seepage pits and then seep out into the ground and not through the stormwater pipes. That's why there is not that much more.

BASRALIAN: I might add that I looked at the easement agreement and if there is any problem it is between the two property owners and there is responsibility allocable to each for the cost of ameliorating any repairs or replacements that are necessary. It is covered in the agreement between Ridge Manor Assoc. and Pond Ridge and that is all set up.

TEN HOEVE: But did that contemplate increasing...I'm not arguing that that is the case here because I understand your engineer's testimony...but if you were going to triple, hypothetically, the amount of water flowing into that pipe, it would be a concern that the Board would have and I am not sure it is something that you would allocate equally between Pond Ridge and Ridge Manor.

BASRALIAN: That's not what I was saying. The easement puts the burden on Ridge Manor to repair and replace the pipe and obviously we are tripling or...

TEN HOEVE: Right, I'm just...

BASRALIAN: But if we were and could do that, we would have to adequately provide for it. There is also provision that allows Pond Ridge to drain into the same pipe, so it is a combination of water coming from both sites, not just one. It is dealing with the catch basin that they share because they both use it...the catch basin is utilized for drainage on Pond Ridge's property and water from Pond Ridge flows into the same pipe that comes out of the applicant's property. But there is a mechanism for the two associations to deal with that under the easement that was executed by the parties.

WALDT: This all came to light after a severe storm in 2005 when the one wall of that catch basin that shows the water perking up, the westerly wall of that catch basin was blown out and we had to make a repair and that's when we discovered there was no easement at all. We have since gotten an easement and it is in place.

MITAL: Ok, thank you very much.

David Halsband, 72 No. Maple Avenue, Park Ridge.

HALSBAND: My primary concern is the traffic on Hawthorne. There are a considerable number of apartments at the end of Hawthorne, there is Ridge, there is Krells back there, there are apartments across the street from Ridge, the rehabilitation center at the end of Hawthorne, a lot of traffic on Hawthorne. It appears to be a quiet street but when you walk down it, especially at morning rush, late afternoon and even the evenings...there is really quite a bit of traffic. And now another set of apartments that will bring traffic even more heavy than what we have. I think with the additional traffic as well as the construction vehicles that are going to be going in and out of there, will create quite a disturbance.

It appears that the owners have not studied that issue as they admitted here in testimony and I think that should be taken into

consideration.

TEN HOEVE: Maybe I can just help you address that concern. This is a permitted use and the numbers that they are proposing putting in, are less than the maximum that are permitted under the Ordinance. They are here so the Board can look at the site improvements to make sure that the spaces, traffic flow, drainage and lighting are all appropriate and comply with the Ordinance. In addition, they need one variance and that is because the new building is going to be closer to an existing building than that which is permitted even though some of the existing buildings already don't comply with that.

So, if they were coming in and saying we want to increase the density. We want to put more units than are permitted, they the Board might be empowered to consider the traffic concerns. But when they are putting in units that are permitted and encouraged, it's hard for the Board to say, *you can't do that because you are increasing traffic when it is allowed.*

HALSBAND: It seems the Board should consider that issue. You say they can't and I think they should because the traffic on Hawthorne has really gotten quite extensive.

MITAL: Thank you very much. Anybody else from the public?

SCHWAMB: Are there any elevations of the building in color?

BASRALIAN: I will send them to you. I didn't have them. I will send them before the next meeting and you will have them well in advance. You will have the revised plans for the things the engineer said we were going to change and we will send you the colored elevations of the new building.

TEN HOEVE: We haven't seen those yet?

BASRALIAN: No, but I'll send them.

TEN HOEVE: The next scheduled hearing date, which is a little bit different because of holidays next month is the 26<sup>th</sup> of October and the new plans would have to be in by Oct. 12<sup>th</sup>.

BASRALIAN: That's a problem. I am unfortunately tied up that night. I am hopefully concluding a nearly three-year application and 20 some-odd hearings that night.

TEN HOEVE: We could do it the following work session on November 2<sup>nd</sup>, which is only a week later.

BASRALIAN: Since we are coming in with revised plans and the elevations, which we are going to submit, I would like to keep it on the 26<sup>th</sup>. I will have to have someone else from my office here. I cannot miss the other one.

TEN HOEVE: Right, I just need to alert the public. There is no additional Notice and the hearing will be continued on October 26 and you will not receive any additional Notices. There are revised plans that are going to be submitted and will be on file in Borough Hall. They are required to be there 10 days before the hearing, so if you want to take a look at anything else that is submitted, you can do that.

BASRALIAN: Likewise you will forward me any additional comments. Thank you.

**APPROVAL OF MINUTES:**

Motion made by Mr. O'Donoghue and seconded by Ms. Eisen that the July 13, 2011 minutes be approved as written.

AYES: Messrs. Ludwig, Mesiano, Mital, O'Donoghue, Schwamb, Ms. Eisen

ABSTAIN: Councilman Maguire

Motion made by Ms. Eisen and seconded by Mr. Schwamb that the July 27, 2011 minutes be approved as written.

AYES: Messrs. Ludwig, Mesiano, Mital, O'Donoghue, Councilman Maguire

ABSTAIN: Ms. Eisen. Mr. Schwamb

Motion made by Mr. O'Donnell and seconded by Mr. Schwamb that the minutes of August 10, 2011 be approved as written.

AYES: Messr. O'Donoghue, Schwamb, Councilman Maguire, Ms. Eisen

ABSTAIN: Messrs. Ludwig, Mital, Mesiano

**NEW BUSINESS;**

**BRODERICK/GAGLIOTI** – 79/87 Spring Valley Road  
Release of Cash Escrow

**WHEREAS, L. BRODERICK AND S. GAGLIOTI**, 79 and 87 Spring Valley Road, known as Lots 6 and 5 in Block 503 on the Tax map of the Borough of Park Ridge, had posted a Cash Escrow in the amount of \$2,000 in 2010; and

**WHEREAS**, reviews were made by the Planning Consultant and Board Engineer: and

**WHEREAS**, the Planning Board on February 23, 2011 approved a Minor Subdivision/Redivision; and

**WHEREAS**, the applicant has requested that an unexpended funds from the Cash Escrow be returned; and

**WHEREAS**, the Finance Office has confirmed that there remains \$590.11 in the Cash Escrow account.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the Borough of Park Ridge recommends to the Mayor and Council that the Cash Escrow of \$590.11 be released to the applicant, together with any accrued interest, as Deeds have been signed and recorded.

Offered by: Councilman Maguire

Seconded by: Mr. O'Donoghue

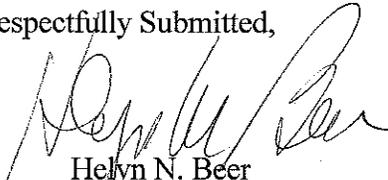
AYES: Messrs. Ludwig, Mesiano, Mital, O'Donoghue, Schwamb, Ms. Eisen, Councilman Maguire

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**ADJOURN:**

There being no further business to come before the board a motion was made by Mr. O'Donoghue that the meeting be adjourned.  
Second by Councilman Maguire  
Carried unanimously.

Respectfully Submitted,



Helyn N. Beer  
Secretary

(9:30pm)