

Minutes of the Park Ridge Planning Board  
Meeting of April 11, 2012 - 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, Don Schwamb, on the above date, time and place.

Chairman called for the Pledge of Allegiance to the Flag.

**ROLL CALL:** Present: Ms. Eisen, Messrs. Browne, Ludwig, Mesiano, Metzdorf, Mital, O'Donoghue, Schwamb, Von Bradsky, Councilman Misciagna, Mayor Maguire (8:45pm)

Absent: No one

Also Present: William F. Rupp, 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 11, 2012, setting forth a schedule of regular meetings, by mailing of said schedule to the Record and The Review on January 12, 2012 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.

**JOINT MEETING:**

Board met with representatives of the Green Team, James McDermott, Chairman, Barbara Coleman, Co-Vice Chairman, Danielle Cawood, Co-Vice Chairman and Council Liaison, Robert Oppelt.

Chairman McDermott gave the Board an overview of the work of the Green Team and advised their mission for 2012 was one of education and outreach. Vice Chairman Coleman read a history and background of the development of *sustainability* worldwide and the creation of Green Teams throughout the State of New Jersey.

The team gave a calendar of upcoming projects and explained that while they had been awarded a Bronze certification last year, it must be maintained and reapplied for within three years. They also said they were beginning to work toward the Silver certification.

Chairman told of work being done with the elementary and middle/high school students in encouraging awareness and increasing participation in recycling. Also recent stream monitoring that included students as well as members of the team and an upcoming event on May 5<sup>th</sup> with the Riverkeepers to clean Electric Pond and Pascack Brook.

Planner told of work she and her office have done with Green Teams in other communities and how a planning board can help in their goals.

**APPROVAL OF MINUTES:**

Motion made by Councilman Misciagna and seconded by Ms. Eisen to approve the public hearing minutes of March 28, 2012 as printed.

**AYES:** Ms. Eisen, Messrs. Browne, Ludwig, Mesiano, Metzdorf, O'Donoghue, Von Bradsky, Councilman Misciagna

**ABSTAIN:** Messrs. Schwamb, Mital

Motion made by Councilman Misciagna and seconded by Mr. Browne to approve the work session minutes of March 28, 2012 as

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printed.

AYES: Ms. Eisen, Messrs. Browne, Ludwig, Mesiano, Metzdorf,  
O'Donoghue, Von Bradsky, Councilman Misciagna  
ABSTAIN: Messrs. Schwamb, Mital

**MAJOR SUBDIVISION:**

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

Board attorney distributed draft resolution for the above referenced applicant. Board discussed various conditions both in the resolution and ones they wanted to be added. Board attorney explained some of the comments made by applicant's attorney regarding the proposed resolution. The issue of the swale and areas to the north were acceptable and the issue of the topo showing original topography as opposed to the DEP approved map was also acceptable. The issue of putting a time on requesting updated and current topographical map was felt by applicant's attorney to be outside Board's authority.

Based on the discussion begun, board attorney suggested the Board go into Closed Session citing Sub-Section 7 of the Open Public Meetings Act. Board Attorney recited the Resolution for Closed Session. It was offered by Mr. Browne and seconded by Mr. Metzdorf. Carried unanimously at 9:15pm.

At 10:00pm the Board came out of Closed Session and resumed discussion on the resolution.

Board attorney explained case law and made a recommendation that the provision that conditioned approval in sections E & F of proposed draft resolution be deleted and that a condition could be placed in the Developer's Agreement that inspections be made prior to issuance of building permits. He said a Letter of Credit could be posted and that a current topo survey with calculations of soil to be removed be submitted. The Developer's Agreement could and should be recorded prior to the approval of subdivision and that the condition of clean-up and restoration be noted on the subdivision deeds. Board agreed to have resolution redone.

Board attorney advised that applicant's attorney had agreed to an extension of time through the end of April and board agreed to extend time of Prerogative Writ. Board attorney to contact applicant's attorney for written extension of time.

**NEW BUSINESS:**

**WAI YIP INTERNATIONAL CORP** – 83 Broadway – release of escrow

**WHEREAS, WAI YIP INTERNATIONAL CORPORATION, 83**  
Broadway, known as Lot 7 of Block 1902 on the tax map of the Borough  
of Park Ridge had posted a Cash performance Bond in the amount of  
\$5,000.00 for completion of landscaping; and

**WHEREAS,** the Cash Performance Bond was reduced to \$3,486.25 in  
order to pay outstanding professional vouchers of \$1,513.75; and

**WHEREAS,** the Cash Performance Bond of \$3,486.24 was released on  
February 9, 2010; and

**WHEREAS,** there remains interest, accruing since 2003 plus some

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remaining escrow in the amount of \$228.63; and

**WHEREAS**, the planning consultant has submitted a voucher that has been outstanding for three years in the amount of \$82.50; and

**WHEREAS**, the applicant has requested release of all that interest and unspent escrow; and

**WHEREAS**, the project has long since been completed and all other funds have been returned.

**NOW, THEREFORE, BE IT RESOLVED** by the **PLANNING BOARD OF THE BOROUGH OF PARK RIDGE** that the remaining interest plus accrued interest and escrow in the amount of \$146.13 be returned to the applicant, Wai Yip International Corporation.

Offered by Mayor Maguire.  
Seconded by Peter Von Bradsky

AYES: Ms. Eisen, Messrs. Browne, Ludwig, Mesiano, Metzdorf, Mital, O'Donoghue, Schwamb, Von Bradsky, Councilman Misciagna, Mayor Maguire.

**Municipal Housing Trust Fund:**

Planner explained how the municipality planned to spend the remaining funds in the Housing Trust Fund and that the new legislation required all funds to be committed by July 2012.

She explained how the borough's Spending Plan had yet been approved by the State because of the filing of an objector to the borough's second round certification. She distributed a hand-out of a proposed Spending Plan and asked the board to review and make any recommendations or changes. She requested it be placed on the Board's April 25<sup>th</sup> agenda for approval and subsequent forwarding to the governing body for its approval and adoption.

**ADJOURN:**

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

Second by Browne.  
Carried unanimously.

Respectfully Submitted,



Helyn N. Beer  
Secretary

(10:30pm)