BOROUGH OF PARK RIDGE
PLANNING BOARD
April 8, 2015
REGULAR MEETING

The Public Meeting of the Planning Board of the Borough of Park Ridge was held at Borough Hall on the above date.

Chairman Schwamb stated that the meeting was being held in accordance with the Open Public Meetings Act. He then asked everyone to stand and recite the Pledge of Allegiance.

Roll Call Board:

Chair Donald Schwamb	Present
Mayor Terence Maguire	Absent
Councilman Keith Misciagna	Absent
Mr. Robert Ludwig	Present
Mr. Donald Browne	Present
Mr. Von Bradsky	Present
Mr. Mark Bisanzo	Present
Mr. Robert Metzdorf	Present
Mr. Kieran Lynch	Absent

Also Present:

Mr. William Rupp	Board Attorney
Ms. Eve Mancuso	Board Engineer

APPROVAL OF MINUTES
March 25, 2015

A motion to approve the minutes was made by Mr. Metzdorf, seconded by Mr. Von Bradsky and approved by all present at the March 25, 2015 meeting.

APPLICATION #PB15-03
John Hansen
Block 2401, Lot 3
255 Park Ave
Major Soil Moving Permit

Chairman Schwamb asked Ms. Mancuso to speak about the Application for a major soil moving permit. Ms. Mancuso stated that she had concerns about the grading proposed in the initial submission from Mr. Hansen. After consultation with the applicant's engineer, a revised submission was received that addressed her concerns. Specifically infiltration was added, swales were added and the backyard was enlarged to a more practical size. She further stated that since complete building plans have not yet been submitted, there will be some drainage calculations that will be handled at the construction phase; for the purposes of this application she would recommend the board approve the application per the revised plan.

Mr. Rupp asked for clarification on the soil moving numbers as they are identical on the first and second submissions.

Ms. Mancuso stated that any changes in cut and fill are negligible and the numbers given are sufficient to issue a permit.

Chairman Schwamb then invited the applicant forward and he was sworn in by Mr. Rupp.

Mr. John Hansen
261 Park Ave.
Park Ridge, NJ

Chairman Schwamb invited the Board to ask any questions they may have of the applicant.

Mr. Von Bradsky asked how the trucking of the soil will be handled so as to minimize any impact to the Borough streets. Mr. Hansen stated that he was not sure how many trucks would be required, but he would comply with all Borough Ordinances. Mr. Rupp interjected that the standard language in any resolution of approval requires that any holder of a soil moving permit inform the Police Department of trucking activity and take care not to cause soil to be tracked onto Borough streets.

Eve also noted that Bergen County soil has already approved Mr. Hansen's application.

Chairman Schwamb asked Mr. Hansen when he intended to begin soil moving. Mr. Hansen answered that he would like to begin within a month.

Chairman Schwamb then opened the meeting to the public.

Mr. Ray Smizaski
4 Gary Ct.
Park Ridge

Mr. Smizaski stated that he lives behind the subject property and is concerned about any change in grade or trees being removed near his property. Mr. Hansen and Ms. Mancuso described the boundaries of where Mr. Hansen intends to build.

Mr. Smizaski was satisfied that his property would not be affected.

There being no other members of the public wishing to speak the meeting was closed.

Mr. Browne then made a motion to approve the application. Mr. Metzdorf seconded the motion and on a roll call vote all members present voted to approve.

BOARD DISCUSSION

SOIL MOVING ORDINANCE

The board then reviewed the proposed changes to the Soil Moving Ordinance (Chapters 84 and 50). Mr. Rupp made some suggestions and pointed out some inconsistencies in the language. Mrs. Falkenstern will create a new draft for further review per Mr. Rupp's suggestions.

DOWNTOWN REZONING REQUEST

Chairman Schwamb informed the board that the Governing Body is still considering the request of the Board to explore a redevelopment designation for a portion of the downtown area and has therefore not yet responded to the request.

OPEN SPACE

Chairman Schwamb asked the Board if they had any opinions about the Open Space Tax being explored as a referendum item on the 2015 ballot.

The Board had mixed feelings and expressed some concern over how funds are spent and lack of knowledge in the community about what an Open Space Tax fund can do for the Borough.

Chairman Schwamb thanked the Board for their comments and stated he feels that the Open Space committee needs to do a better job of publicizing all the benefits to the community of an open space tax. He stated that he would appreciate the support of the board in getting the word out about the good that can be done. He reminded the board that it would be a decision of the Governing Body as to whether the referendum would appear on this year's ballot; that determination has not yet been made.

At 9:40 p.m., Mr. Ludwig made a motion to adjourn the meeting. The motion was seconded and approved by all Board members present, therefore the meeting was adjourned.

Respectfully submitted,

Julie Falk

Julie Falkenstern
Land Use Administrator