

**BOROUGH OF PARK RIDGE
PLANNING BOARD
February 25, 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.

In Chairman Schwamb's absence, Vice Chair Von Bradsky 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:

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

Also Present:

| | |
|---------------------|----------------|
| Mr. William Rupp | Board Attorney |
| Ms. Eve Mancuso | Board Engineer |
| Ms. Brigette Bogart | Board Planner |

APPLICATION #PB15-02

**John Francis Egan Construction LLC
Block 711, Lot 1
97 Turret St.
Major Soil Moving Permit**

Mr. Von Bradsky advised that per the applicant's request, the application is being adjourned until the March 11, 2015 meeting. He stated that no further notice would be given.

APPLICATION #PB14-06

**United Methodist Church
Block 1808, Lots 15 & 16
130 Berthoud St.
Minor Subdivision**

Mr. Von Bradsky then invited the next applicant to come forward.

Mr. William Strasser, Esq.
7 East Ridgewood Ave.
Paramus, NJ 07652

Mr. Strasser came forward to represent the Church in their request to obtain a minor subdivision of their property on the corner of Highview Ave and Berthoud St. He stated that the Church, which owns both lots 15 and 16 wishes to move the lot line to adjust the boundaries between the two lots. Mr. Strasser continued that the church wished to convey a small portion of the vacant lot to the lot that the church sits on. Both lots would still be conforming lots; the objective is to preserve the open space and create more a buffer between the lot that contains the Church and the empty lot should the church decide in the future to sell the lot.

Mr. Strasser introduced a longtime resident of Park Ridge and representative of the Church who will be speaking on the Church's behalf and he was sworn in by Mr. Rupp.

Mr. Ed Abdelhack
119 Perry St.
Park Ridge

Mr. Abdelhack stated that he is on the Board of Trustees for the Church. He testified that there were no plans to build on either lot nor any immediate plans to sell the lot. He also stated that the open space would provide more of a buffer from some small outdoor services they conduct. He testified that the only goal for the church was to preserve more land on the lot that contains the church, he does not feel the Church's neighbors would be impacted by the change.

Mr. Rupp asked Mr. Abdelhack if the church intended to use any of the land for new parking areas. Mr. Abdelhack testified that no new use of the property was being proposed. He further testified that lot 15 is and would remain vacant.

Mr. Von Bradksy asked Mr. Abdelhack whether the lot was developed. Mr. Abdelhack stated that there was a home on the land in the past, but it has been vacant for some time and there were no plans to build on the land.

Mr. Abdelhack further testified that there was at one time an environmental cleanup of the area, but the Church received a *No Further Action* letter from the NJDEP.

Some board members asked if there was a way to protect the lot from overdevelopment, and Mr. Rupp stated that they could ask for a deed restriction as part of the subdivision process. The applicant was amenable to this restriction.

Mr. Strasser stressed that there were no plans to build and that in the event that changes the Church would follow all Zoning Criteria required by the Borough.

Mr. Browne asked if the church planned to add lighting for outdoor services and Mr. Abdelhack responded that there were no immediate plans for any changes.

Mr. Von Bradsky then opened the meeting to the public.

Ms. Jessica Riccio
76 Highview Ave.
Park Ridge, NJ

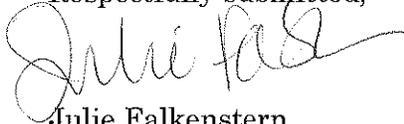
Ms. Riccio expressed concern about activity on a property adjacent to her own. It was determined that the property that she was referring to was not the property in question and not a property owned or controlled by the church.

DOWNTOWN REZONING REQUEST

Mr. Misciagna provided a brief update from the subcommittee. More information will be available at the next meeting when Ms. Bogart is in attendance.

At 9:15 p.m., Mr. Misciagna 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 Falkenstern
Land Use Administrator