

BOROUGH OF PARK RIDGE
PLANNING BOARD
January 28, 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.

The following member was sworn in by Chairman Schwamb for his 2015 term:

Class IV Member:

Donald Browne, Four year term expiring 12/31/18

Roll Call Board:

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

Also Present:

Ms. Marla Taus	for the Board Attorney
Ms. Eve Mancuso	Board Engineer
Ms. Brigette Bogart	Board Planner

APPLICATION #PB15-01

Lou Chiellini
Block 1501, Lot 3
53 Mill Rd. / 2 Quackenbush Lane
Soil Moving Permit

Attorney Bruce Dexter came forward to represent the applicant, Chiellini Construction.

Mr. Dexter stated that they are seeking a soil moving permit in order to move 466 cubic yards of soil resulting from the construction of a full basement and installation of two seepage pits.

Mr. Brown questioned the placement of the stockpile of soil within 50 of the property line being in conflict with note #7 on the plan.

Mr. Dexter said his client would comply with the Borough requirements for placement of the soil.

Ms. Mancuso stated that the location of the soil is allowed and the note should be adjusted. Ms. Mancuso further stated that she has review the application which calls for no major grading change and she recommends the permit be issued.

Councilman Misciagna made a motion to approve the application. The motion was seconded by Mr. Browne and approved by all.

APPLICATION #PB 14-05
Park Ridge Transit, LLC
AutoBody Express, LLC
Phillip and Michael DiBella
Blocks 1801 and 1802
Kinderkamack Rd.
ReZoning Request

Mr. Robert Mancinelli came forward representing the property owners. He stated that tonight he would be presenting a very broad overview of the changes that his clients would like to propose for the area referenced in the application. He stated that his client owns 7 properties in block 1802. Four properties in block 1801 and is in discussion to purchase two additional properties in block 1802.

Mr. Mancinelli then referenced the letter issued by Ms. Bogart to the Board explaining the process. He stressed that any rezoning project is a long process and tonight's presentation is simply the first step in requesting that the Board direct their professionals to begin investigating and researching the viability of the proposal.

Mr. Mancinelli then introduced Architect, Mr. David Minno to present the proposal.

Mr. Minno gave a PowerPoint presentation to the board with some renderings of mixed use first floor retail and three to four additional residential stories above. The proposal also includes a parking garage structure that would be located within the building but not be visible from Kinderkamack Rd. He explained that the concept seeks to revitalize the Borough's downtown area, bring new residents that would shop and eat locally, and provide residential space that would target millennials and

empty nesters that would like to live close to the transit. Mr. Minno feels that the proposed type of mixed use building appeals to that demographic and would therefore limit the number of children moving to the Borough, minimizing any strain on services. He further stated that this type of development has a positive impact on the Borough's tax income.

In addition to making smart use of the area in question, Mr. Minno also believes that the proposal would eliminate some unsightly properties and replace them with newer, more attractive buildings as well as providing much needed parking that would be hidden from view and wrapped by commercial and residential properties.

Mr. Mancinelli thanked the board for their consideration and reiterated that these ideas were preliminary and he and his client look forward to an exchange of ideas throughout the process. He respectfully asks that the Board instruct their professionals to begin research so that the process can continue.

Some of the Board members expressed their approval of change to the downtown area. While there was some concern about some of the details the consensus of the Board was that they would like to continue the process and have the professionals begin doing background research to continue the discussions.

It was also suggested that the Planning Board form a subcommittee to further discuss ideas for the area. The following were some people suggested to make up a subcommittee:

- Borough Planner
- Borough Engineer
- 1 member of the Governing Body
- An attorney (experienced in redevelopment)
- A few members of the Planning Board
- Tax Assessor
- Possibly another Municipal Employee

Councilman Misciagna made a motion that the Planning Board form a subcommittee to investigate rezoning the applicant's property. The motion was seconded by Mr. Metzdorf and approved by all Board Members.

Mr. Mancinelli made the suggestion that someone from the financial side of the Borough be considered for the subcommittee as well.

Ms. Bogart suggested that the subcommittee be discussed at the work session of the Planning Board.

There was a discussion of some of the specifics of the ideas presented, but it was the consensus of the Board to be open to all ideas and work methodically through the long process to arrive at a plan that is best for the Borough and all its residents.

Mr. Metzdorf then made a motion to adjourn. Mr. Bisanzo seconded, and all Board members were in favor; the meeting was therefore adjourned at 10:00 pm.

Respectfully submitted,



Julie Falkenstern
Land Use Administrator

APPROV. 2/11/15