

**BOROUGH OF PARK RIDGE  
PLANNING BOARD  
March 11, 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.

At 8:02 p.m. 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:

Chair Donald Schwamb	Present
Mayor Terence Maguire	Absent
Councilman Keith Misciagna	Present
Mr. Robert Ludwig	Present
Mr. Donald Browne	Present
Mr. Von Bradsky	Present
Mr. Mark Bisanzo	Present
Mr. Robert Metzdorf	Present
Mr. Kieran Lynch	Present (Arrived 8:55 p.m.)

Also Present:

Mr. William Rupp	Board Attorney
Ms. Eve Mancuso	Board Engineer
Ms. Brigitte Bogart	Board Planner

Mr. Metzdorf made a motion to approve the minutes of the February 11, 2015 meeting. The motion was seconded by Councilman Misciagna and approved by all.

APPLICATION #PB15-02

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

Mr. Joseph Bruno  
29 Pascack Rd.  
Park Ridge, NJ

Architect Joe Bruno came forward to represent John Francis Egan Construction in their request to obtain a Major Soil Moving Permit.

Mr. Bruno stated that Mr. Egan recently purchased the home and intends to remove the current structure and build a new single family home. The applicant is asking for total soil movement of 1006 square yards. The applicant proposes to construct retaining walls to nestle the home into the property so that the new structure would lay on the low side of the retaining wall as not to direct flow of any water to neighboring properties.

Ms. Mancuso stated that she has reviewed two versions of the plan. After review of the first draft, she consulted with Mr. Bruno and the engineer who prepared the plan and expressed some concerns about the soil movement and proposed re-grading. After review of the current plan, submitted in response to her concerns, she now recommends that the board look favorably upon approving the Soil Moving Application.

Ms. Mancuso then asked Mr. Bruno to testify as to the plans for the trees on the property. Mr. Bruno stated that as soon as the weather allows, they will evaluate the trees on the property with the intent of saving as many as possible and replacing what cannot be saved with new shade trees.

Ms. Bogart suggested the applicant follow up with the shade tree committee after evaluating the health of the trees.

Mr. Bruno further testified that the plan for the new home will comply with all regulations of the Zoning Ordinance and no variances will be required.

Mr. Metzdorf offered a motion to approve the application. Mr. Browne seconded the motion and all Board Members present voted to approve.

#### DOWNTOWN REZONING REQUEST

Ms. Bogart stated that the subcommittee has met on two occasions, including a meeting with the applicant. The meetings were productive and the committee made the following conclusions:

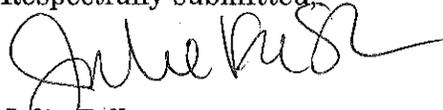
- Rezoning vs. Redevelopment process was the first priority decision to be made; with the committee determining that Redevelopment seems to be the most prudent path.
- The committee is confident zoning issues can be worked out to the satisfaction of both the Borough and the applicant.
- The Borough stands to gain additional parking and community space in the current conceptual plan
- Research has found studies previously prepared and submitted to the Borough that support the idea of a redevelopment area being designated dating as far back as 1997
- Next meeting with the applicant should be a financial feasibility meeting; the Governing Body would need to put together a financial committee

It was recommended by Ms. Bogart that the Planning Board refer the request back to the Governing Body with the recommendation that an area including the areas owned by the applicant be designated for redevelopment.

It was determined by the Board that Ms. Bogart will provide Mrs. Falkenstern with a memo outlining the findings of the Board. Mrs. Falkenstern will then prepare a memo to the Governing Body on behalf of the Planning Board asking for consideration of a redevelopment area. Ms. Bogart's memo to the board will be included in the correspondence to the Governing Body.

Mr. Brown then made a motion to adjourn. The motion was seconded by Mr. Bisanzo and approved by all. The meeting was therefore adjourned at 8:55 pm.

Respectfully submitted,



Julie Falkenstern  
Land Use Administrator

Approved  
3/25/15