BOROUGH OF PARK RIDGE
PLANNING BOARD
March 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.

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	Present
Councilman Keith Misciagna	Present
Mr. Robert Ludwig	Present
Mr. Donald Browne	Absent
Mr. Von Bradsky	Present
Mr. Mark Bisanzo	Present
Mr. Robert Metzdorf	Present
Mr. Kieran Lynch	Present

Also Present:

Mr. William Rupp Board Attorney

RESOLUTION OF APPROVAL
APPLICATION #PB15-02
John Francis Egan Construction LLC
Block 711, Lot 1
97 Turret St.
Major Soil Moving Permit

Councilman Misciagna made a motion to approve the resolution. The motion was seconded by Mr. Metzdorf and approved by all eligible to vote.

RESOLUTION OF APPROVAL
APPLICATION #PB15-01
United Methodist Church
Block 1808, Lots 15 & 16
130 Berthoud St.
Minor Subdivision

Mr. Von Bradsky made a motion to approve the resolution. The motion was seconded by Mr. Metzdorf and approved by all eligible to vote.

BOARD DISCUSSION

PRAH

Mayor Maguire asked Mr. Rupp to clarify if the Park Ridge Animal hospital would have to return to the board for approval if they eliminated a walkway that their prior Planning Board site plan approval required if that walkway was denied by the NJDEP. Mr. Rupp stated that it is standard practice to word resolutions to include a stipulation that any major change to a site plan would require a return to the Board for an amended approval. Mayor Maguire expressed concern and asked that the resolution language be checked. Mrs. Falkenstern was able to retrieve the original resolution of approval; it was read and interpreted by Mr. Rupp that they would have to return even if the amendment was in response to a NJDEP denial.

DOWNTOWN REZONING REQUEST

The Board then reviewed the memo that was forwarded to the Governing Body by Mrs. Falkenstern on their behalf. The memo included the request from the Board that the Mayor and Council authorize the Board to direct Ms. Bogart to conduct a study on a redevelopment designation for the downtown area, blocks 1801, 1802, and 1803. The memo also included Ms. Bogart's previous communications to the Board and to the Subcommittee on the area and the rezoning request.

The Board then had a lengthy discussion on the process of rezoning. Mr. Rupp clarified the steps that the Board should undertake and advised that he would provide a memo to clarify the process. He again advised that the Governing Body will have to put together a financial committee to meet with the applicant and protect the Borough's interests as the process continues.

SOIL MOVING ORDINANCE CHANGE

Mrs. Falkenstern stated that she is making progress in discussions with the Construction Official, Zoning Officer, and Borough Engineer to amend the Soil Moving Ordinance and hopes to have the language ready for the Board to review at their next meeting.

At 10:02 p.m., Mr. Metzdorf 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

Approved 4/8/15