BOROUGH OF PARK RIDGE
PLANNING BOARD
May 27, 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:

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| Chair Donald Schwamb | Present |
| Mayor Terence Maguire | Present |
| 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 | Absent |

Also Present:

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| Mr. Marla Wolfe Taus | For the Board Attorney |

APPROVAL OF MINUTES
April 22, 2015

With a correction to the roll call, the minutes were approved by all members present.

**APPLICATION #PB15-04**
**Grand Lawn Development II, LLC**
**Block 1006, Lot 6.01-6.07**
**(76 Grand Ave Subdivision)**
**Major Soil Moving Permits**

Mr. Browne recused himself and stepped down from the dais as he lives within 200 feet of the property in question.

Mr. Robert Mancinelli appeared representing the applicant, Grand Lawn Development II, LLC. Mr. Mancinelli stated that the application was for soil movement for seven new lots being created by an approved Major Subdivision. The final approval was granted in January which included soil movement for the road construction but not the individual homes.

Mr. Mancinelli asked Mr. Joseph Vince, of Azzolina and Feury Engineers to describe the application. Mr. Vince was previously accepted as an expert witness by the Board in the course of the Subdivision hearing.

Mr. Vince stated that the calculations for cut and fill and import and export are broken out on three sheets; one showing an overview, the second a cross section of each lot and the third a summary of all movement.

Mr. Vince then stated that the entire process would require approximately 88 truckloads of soil over the course of construction and stipulated that the applicant would, in accordance with Borough ordinances keep the roads free of soil and schedule movement with proper authorities.

Chairman Schwamb then asked Ms. Mancuso to offer her analysis of the application. She stated that the final subdivision approval included soil movement for the road and infrastructure but did not include soil moving for the individual homes. This application is for the seven new lots to be created. Additionally, Ms. Mancuso assured the board that as each plot plan was received in the construction office it would be rechecked for any deviation from the board approved soil moving and if any additional soil moving was required by said deviation, the applicant would have to return to the planning board. She further stated that she had no objection the submitted plan and recommended that the board approve the application.

When asked by Chairman Schwamb, Ms. Bogart stated that she had no comment on the plan.

Mayor Maguire reminded the public that this application is only for soil moving for the already approved subdivision.

Chairman Schwamb then invited any members of the public with questions to come forward.

Linda Kellish
20 Tuxedo Ave.

Ms. Kellish questioned whether neighbors should have been noticed for the presentation of the final subdivision application.

Mr. Mancinelli reminded the Board and the Public that per the MLUL no notice was required for final subdivision approval since no changes were proposed from the preliminary approval.

Neighbors from the following residences questioned how drainage in the area would be affected:

104 Lafayette Ave.
40 Circle Dr.
102 Lafayette Ave.
36 Circle Dr.

Ms. Mancuso and Mr. Vince both described the detention systems being added for each home as well as for the road and stated that grade would not change to allow water to flow to the neighbors.

Meryl Friedman
112 Lawn St.

Ms. Friedman asked how many trucks would be on site at one time.

Mr. Vince stated that at any given time during construction he would estimate no more than four trucks at a time on site.

Robyn Armao
40 Circle Dr.

Ms. Armao asked if environmental studies had been done.

The applicant stated that the plan had all NJDEP approvals necessary.

Chairman Schwamb reminded the public that this hearing was only concerning soil movement as approval for the subdivision was previously granted.

Mr. Ludwig then asked the applicant to confirm that trees to be saved on site would be protected during soil movement. The applicant so confirmed.

The meeting was then closed to the public. There being no additional comments from the board or board Professionals; Mr. Metzdorf made a motion to approve the application. The motion was seconded by Mr. Bisanzo and approved by all present.

Mr. Metzdorf then made a motion to adjourn the meeting; the motion was seconded by Mr. Bisanzo and approved by all.

Respectfully submitted,

Julie Falkenstern
Land Use Administrator

approved 6/4/15