

**BOROUGH OF PARK RIDGE
PLANNING BOARD
January 27, 2016
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	Present
Mr. Von Bradsky	Present
Mr. Mark Bisanzo	Present
Mr. Robert Metzdorf	Absent
Mr. Kieran Lynch	Present

Also Present:

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

APPROVAL OF MINUTES

January 13, 2016

A motion was offered, seconded and approved by all to approve the minutes.

REZONING REQUEST

Request referred from Governing Body

Chairman Schwamb and Mrs. Falkenstern then explained to the Board that the Governing Body had referred a Rezoning request to the Planning Board and the applicant, the new owner of the former Sony property, would appear to explain that request on February 10, 2016.

DOWNTOWN REDEVELOPMENT PLAN

The Board then adjourned to conduct a work session discussion on the progress of the Downtown Redevelopment Plan.

Ms. Bogart explained that the next steps would be to engage professionals to either conduct their own or review and analyze the owner of the majority of the properties in the redevelopment area's impact studies. Professional fees should be paid by the applicant that originally requested a rezoning of the area and appointed by the Planning Board.

The Board then discussed some their concerns with the proposed zoning changes including the allowable height of any new building. The Board also discussed any impact Affordable Housing would have on new development.

The Board concluded that they would like to see a visual presentation from the owner of the majority of the properties in the zone to get a better feel for what the tall buildings might look like. Mr. Rupp was directed to ask the owner, through his attorney, if they could make such a presentation at the Board's February 24, 2016 meeting.

Mrs. Falkenstern was asked to check the Borough's files for the heights of the tall buildings on the opposite corners of Kinderkamack Rd. and Park Ave.

Mayor Maguire then made a motion to adjourn. The motion was seconded by Councilman Misciagna and approved by all. The meeting was therefore adjourned at 9:25 p.m.

Respectfully submitted,

Julie Falkenstern
Land Use Administrator