

**BOROUGH OF PARK RIDGE
PLANNING BOARD
June 8, 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	Absent
Mr. Donald Browne	Absent
Mr. Peter Von Bradsky	Present
Mr. Mark Bisanzo	Absent
Mr. Robert Metzdorf	Present
Mr. Kieran Lynch	Absent

Also Present:

Mr. Marc Leibman	for the Board Attorney
Ms. Autumn Sylvester	for the Board Planner

OPEN MEETING TO THE PUBLIC FOR NON-AGENDA ITEMS

Chairman Schwamb then opened the meeting to the public for any non-agenda items.

Mr. Mark Fineman
81 Highview Ave.

Mr. Fineman came forward to ask a question about the fencing behind the gas station being renovated at 161 Kinderkamack.

Mrs. Falkenstern explained to Mr. Fineman that the project in question was approved by the Zoning Board and that questions about construction or property maintenance are the responsibility of the Building and Zoning Offices and that he should contact her during business hours and she can address his concerns with the correct Borough Official.

PUBLIC HEARING

APPLICATION #PB 16-01

Park Ridge Hye (Gabrellian Associates)
Block 1406, Lot 1-3
178 Kinderkamack Rd.
Amended Site Plan / Sign Variance

Chairman Schwamb invited the applicant to come forward and present their application.

Attorney Bruce Rosenberg of Winne-Banta in Hackensack is representing the applicant.

Mr. William Dahn
Dahn & Krieger
363 Prospect Ave.
Hackensack, NJ

Mr. Dahn's qualifications as a licensed Planner and Architect were accepted by the Board and he was sworn in by Mr. Leibman.

Mr. Rosenberg presented a site plan dated 5/5/16 and it was marked as exhibit A-1.

Mr. Dahn explained that the applicant is requesting two new signs at the shopping center located at 178 Kinderkamack Rd which is located in the B1 Zone. The first sign requested in along the façade to identify the name of the shopping center as a whole rather than the individual store names. The second would be an update to the current free standing sign along Kinderkamack Rd. to identify the individual signs.

Mr. Dahn explained that the sign to identify the Plaza would be centered on the building, 100 sq. feet and illuminated silver/grey. The ordinance only allows for a 40 foot sign which would not be visible from the street.

Mr. Dahn explained that he has reviewed the Master Plan which has as one of its goals the enhancement of the Kinderkamack Rd. commercial area. He feels this proposal is consistent with that goal. The plan would both modernize and rehabilitate the look of the building.

He then presented a depiction of the elevation, marked as exhibit A-2 and a photo of the current free standing sign, marked as exhibit A-3.

The updated free standing sign is proposed at 20 feet in height, with 6 small panels and two large panels for the anchor stores. The sign will identify all tenants to passers-by. The pier of the sign will be updated to match the renovated façade.

Mr. Dahn then addressed a comment in Ms. Bogart's review letter of a third variance required for total number of signs. He calculated that the building is a total of 540 feet and therefore no variance is required. It appears in Ms. Bogart's calculation she did not include the total building façade and calculated a total building length of 207 feet, which would necessitate the third variance.

The Mayor interjected that he agreed with the applicant's calculation.

Ms. Sylvester, filling in for Ms. Bogart reviewed the letter and the plan briefly and also agreed that the third variance referenced would not be necessary.

The Mayor then asked if the sign would be illuminated and Mr. Dahn replied that it would internally illuminated. He also confirmed that the RIDGEMONT sign would be approximately the size of the ACME sign.

Mr. Dahn further stated that the new Starbuck's location will also have a blade sign to identify the entrance of their store to someone walking along the sidewalk in along the front of the stores. He also stated that they would like to see blade signs in front of the other stores in the future.

Mr. Von Bradsky asked why they felt they needed a larger panel sign along Kinderkamack and Mr. Dahn answered that it is necessary to identify the tenants of the center to passing motorists on Kinderkamack Rd. and that although a variance is required, it will be more aesthetically pleasing, easier to read and slightly smaller than the current sign as a result of a better, more updated design.

In answer to the Board Mr. Dahn stated that the sign would have a maximum of 10 tenants and have 35' setback from the right of way. He also confirmed that they have received a waiver from the Bergen County as Kinderkamack Rd. is a county road.

There being no other questions from the Board, Chairman Schwamb opened the meeting to the public.

Mr. Mark Fineman
81 Highview Ave.

Mr. Fineman asked if he would have light from any of the new signs toward his property.

Mr. Dahn explained that while the signs are illuminated internally to be seen at night they do not spill off light to the surrounding properties. Additionally, the illumination would be off when the center is closed.

There being no other members of the public wishing to speak the meeting was closed to the public.

Mr. Rosenberg closed the applicant's testimony with a restatement of the relief sought and stating that he feels the proposal is consistent with the goals and objectives of the Borough Master Plan.

The hearing was then closed and the Board reached a consensus that they were in agreement with the applicant that the plan was consistent with the Master Plan.

Mayor Maguire then made a motion to approve the application and grant the two variances.

The motion was seconded by Councilman Misciagna and approved by all.

Motion to approve: Mayor Maguire
Second: Councilman Misciagna

Yay: Mr. Von Bradsky, Mr. Metzdorf, Mayor Maguire, Mr. Misciagna, and Chairman Schwamb

Nay: None

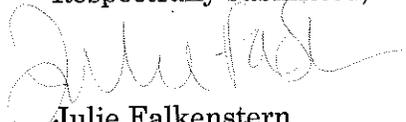
Abstention: None

The amended site plan and two variances were therefore granted.

There being no more business before the Board, Mr. Metzdorf made a motion to adjourn. The motion was seconded by Councilman Misciagna and approved by all.

The meeting was therefore adjourned at 8:45 pm.

Respectfully submitted,


Julie Falkenstern
Land Use Administrator