

**BOROUGH OF PARK RIDGE
PLANNING BOARD
OCTOBER 10, 2018
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held at Borough Hall on the above date.

A motion from Councilman Metzdorf was made to allow Mayor Misciagna to Chair the meeting, seconded by Mr. Bisanzo, and carried by all.

Mayor Misciagna 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:

Chairman Donald Schwamb	Absent
Mayor Keith Misciagna	Present
Councilman Robert Metzdorf	Present
Mr. Don Browne	Present
Mr. Kieran Lynch	Absent
Ms. Jessica Mazzarella	Present
Vice Chairman Peter Von Bradsky	Absent
Mr. Mark Bisanzo	Present
Mr. Raymond Mital	Present

Mayor Misciagna commented that he believes Mr. Lynch resigned due to medical reasons and will follow up with him.

Also Present:

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Mr. Christopher Dour	Board Engineer
Mr. Steven Lydon	Board Planner

Open to the public for non-agenda items

No members of the public wishing to speak.

NEW APPLICATION #18-02

JG Food Market, LLC t/a B & M Market
192 Kinderkamack Road
Block 1405 / Lot 4
Amendment to site plan

Attorney Philip Neuer of Neuer Law was present as the attorney for the applicant. The applicant is JG Food Market, LLC t/a B&M Market represented by proprietor Mr. Jonathan Goldstein.

Proof of service is in order.

Mr. Neuer spoke about the application. He stated that this business has been in existence for over 40 years. He explained that this application is to approve and permit the use of an exterior permanent refrigeration unit which was inadvertently installed without approvals. They are also seeking approval for the installation and use of a second exterior walk-in freezer to replace the temporary freezer which was installed on an emergency basis. He apologized for his client installing the units without proper approvals beforehand.

The applicant Mr. Jonathan Goldstein owner of JG Food Market, LLC t/a B & M Market located at 192 Kinderkamack Road was sworn in by Mr. Rupp. Mr. Goldstein gave his background and experience and explained how he came to purchase the business. Mr. Goldstein spoke about how he came to need more refrigeration and freezer space and how he did not know he needed any permits for installing the units. He spoke about using the company Coldstat to help him out with all of his refrigeration and freezer needs.

Mr. John Sarkisian Vice President of Coldstat Refrigeration located at 60 Eisenhower Drive in Paramus was sworn in by Mr. Rupp. Mr. Sarkisian has been with the company for 18 years and holds a masters license in HVACR. Mr. Sarkisian was accepted as an expert witness. Mr. Sarkisian stated that the businesses current systems were beyond repair and they needed the new units to be able to successfully operate the business. Mr. Sarkisian explained that the units currently operate at a 68-70 dv decimal level. However they make a sound blanket that will lower the units down to 50 dv decimal level.

Mr. Mital asked how the boxes are electrically serviced. Mr. Sarkisian answered by a licensed electrician. Right now they are just plugged into an outlet on the outside wall but eventually they will properly run electric from the box to the units. Mr. Mital asked what happens if a car slides in the snow and hits into the unit. Mr. Sarkisian said nothing all of the mechanicals are on top of the unit.

Councilman Metzdorf asked if the decimal level would be larger than 50 dv with the two units. Mr. Sarkisian doesn't believe so.

Mr. Bisanzo asked what type of refrigeration is used. Mr. Sarkisian explained what type of refrigeration the units use and what is different today than what was used in the past.

Mr. Mital asked what the property to the north of the market is. The applicant went over in detail where different businesses were located around him.

Mr. Rupp asked what the specific dimensions are of the units. Mr. Sarkisian replied that the refrigeration unit is 8.6 x 14 and the freezer unit is 8.6 x 13.6.

Mr. Mital asked if the units are vandal proof. Mr. Sarkisian replied the units have a door on them that lock just like a house would.

Mayor Misciagna asked what other businesses are located in the building and what is kept in the businesses. Mr. Goldstein replied that there are the following businesses:

Tent Company – They have a large open room.

Tile Company – They store equipment.

Marble Company – Warehouse. Their showroom is located in another town.

Mr. Charles Heydt of Heydt Consulting LLC located at 282 Taft Court in Edgewater was sworn in by Mr. Rupp. Mr. Heydt is a licensed planner in the state of New Jersey. Mr. Steven Lydon the Board Planner asked that we recognize Mr. Heydt as a professional planner. Mr. Heydt gave his educational and employment history experience and was accepted as an expert witness. Mr. Heydt went over the application in great detail and referred to the October 5, 2018 letter from Peter G. Steck Community Planning Consultant. Mr. Heydt believes the units to be accessory mechanical equipment.

Mr. Heydt stated that this application meets its parking requirements with the 4 parking spots in front, 3 angled parking spots on the north side of the building and the 4 parking spaces in the back. Mr. Rupp stated that the parking ordinance doesn't talk about individual tenants and asked if he has the parking calculations of the overall building. Mr. Heydt replied no, but the tenants have a much lower parking demand. Mr. Goldstein said nobody ever parked where the units are, they are not even striped. Mr. Goldstein explained how circulation worked around the building and how the parking is currently being used.

The board received a letter from the owner's property stating what parking spots the Market has use of.

Mr. Lydon has an issue with the spaces not being clearly marked. He commented that the unmarked spaces should be a parking area. The 4 spaces in front could use a new paint job Mr. Lydon said. Mr. Neuer said as long as the landlord has no issues with that, it can be one of the conditions of the resolution to paint new lines.

Mr. Lydon asked about lights. Mr. Goldstein said there is lights on the building. Mayor Misciagna asked if there is fixtures on the side of the unit. Mr. Sarkisian said yes we can install lights. Mr. Goldstein said no problem.

Mr. Dour said all of his concerns were all addressed. He spoke about some bollards around the unit, but there was not enough space for them.

A discussion took place about screening the units in. It was concluded that there was not enough space to do so.

Mayor Misciagna asked if there was any members of the public wishing to ask questions of the applicant or professionals.

Mr. Vladislav Gorlov
126 Hawthorne Ave
Park Ridge, NJ 07656

Mr. Gorlov asked what time B & M Market will be receiving deliveries. Mr. Goldstein commented that deliveries do not come before 10:00 a.m. and will not come outside of operating hours. The operating hours are as follows:

Mon-Fri 9AM-7PM
SAT 9AM-6PM
SUN 11AM-3PM

Mr. Newman gave his summation.

Mayor Misciagna closed the meeting. Mr. Rupp commented in the resolution it will be noted that the parking striping be redone and that lights be added on the units.

A motion was made by Councilman Metzdorf to approve the requested variances and amend the site plan. The motion was seconded by Mr. Bisanzo, and carried by a roll call vote as follows:

Mayor Misciagna	Yes
Councilman Metzdorf	Yes
Ms. Mazzarella	Yes
Mr. Mark Bisanzo	Yes
Mr. Browne	Yes
Mr. Raymond Mital	Yes

Approval of Minutes

The minutes of July 11, 2018 were approved on a motion from Mr. Mital, seconded by Ms. Mazzarella, and carried by all members eligible to vote.

Board Discussion

Referral Mayor & Council Ordinance no. 2018-017

An ordinance to amend chapter 101 of the zoning code of the Borough code of Park Ridge. There is no area in the Borough of Park Ridge which can house a business selling recreational marijuana and paraphernalia that facilitates the use of marijuana.

Mr. Lydon stated that the ordinance is consistent with the goals in the master plan.

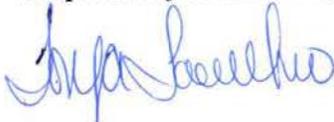
Mr. Rupp spoke in detail about the ban of marijuana in municipalities.

A board discussion was had by all members present pertaining to the ordinance to amended chapter 101 of the zoning code.

A motion from Councilman Metzdorf was made to recommend to Mayor and Council that ordinance no. 2018-017 is consistent with the master plan, seconded by Mr. Bisanzo, and carried by all members.

The meeting was adjourned on a motion from Councilman Metzdorf, seconded by Mr. Mital, and carried by all.

Respectfully Submitted,



Tonya Tardibuono