

**BOROUGH OF PARK RIDGE  
PLANNING BOARD  
JANUARY 9, 2019  
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.

Mr. 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.

**Swearing in of new appointments and reappointments**

The following members were sworn in by Attorney Rupp.

Class II Member:

Jessica Mazzarella (term ending December 31, 2019)

Class III Member:

Councilman Robert Metzdorf (term ending December 31, 2019)

Class IV Member:

Nicholas Triano (term ending December 31, 2022)

Mark Bisanzo (term ending December 31, 2022)

Alternate 1:

Stephen Jobst (term ending December 31, 2020)

Please note the following members will be sworn in at the next Park Ridge Planning Board meeting on February 13, 2019.

Class I Member:

Mayor Keith Misciagna (term ending December 31, 2019)

Class IV Member:

Donald Browne (term ending December 31, 2022)

Alternate 2:

David Fasola (term ending December 31, 2019)

**Roll Call Board:**

Mr. Donald Schwamb	Present
Councilman Robert Metzdorf	Present
Ms. Jessica Mazzarella	Present
Mr. Peter Von Bradsky	Present
Mr. Mark Bisanzo	Present
Mr. Nick Triano	Present
Mr. Ray Mital	Present
Mr. Stephen Jobst	Present

**Also Present:**

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Mr. Dan Lee – Neglia Engineering	Board Engineer

**Election of Officers**

**Chairman** - A motion was made to appoint Mr. Peter Von Bradsky as Chairman of the Planning Board for the year 2019 by Mr. Schwamb, seconded by Councilman Metzdorf. A roll call vote was taken. With all members in favor, Mr. Von Bradsky was named Planning Board Chairman for 2019.

**Vice Chairman** - A motion was made to appoint Mr. Raymond Mital as Vice Chairman of the Planning Board for the year 2019 by Mr. Triano, seconded by Councilman Metzdorf. A roll call vote was taken. With all members in favor, Mr. Mital was named Planning Board Vice Chairman for 2019.

**Board Attorney – Resolution #2019-1**

A motion was made to appoint Mr. William F. Rupp of the law firm Chasen Lamparello Mallon & Cappuzzo as Attorney for the Planning Board for the year 2019 by Mr. Schwamb, seconded by Mr. Mital. A roll call vote was taken. With all members in favor, Mr. Rupp was named Planning Board Attorney for 2019.

**Board Planner – Resolution #2019-2**

A motion was made to appoint Burgis Associates as Planner for the Planning Board for the year 2019 by Councilman Metzdorf, seconded by Ms. Mazzarella. A roll call vote was taken. With all members in favor, Burgis Associates was named Planning Board Planner for 2019.

**Board Engineer – Resolution #2019-3**

A motion was made to appoint Neglia Engineering as Engineer for the Planning Board for the year 2019 by Chairman Von Bradsky, seconded by Mr. Mital. A roll call vote was taken. With all members in favor, Neglia Engineering was named Planning Board Engineer for 2019.

**Board Secretary**

A motion was made to appoint Tonya Tardibuono as Secretary of the Planning Board for the year 2019 by Ray Mital, seconded by Councilman Metzdorf. A roll call vote was taken. With all members in favor, Tonya Tardibuono was named Planning Board Secretary for 2019.

**Approval of 2019 Meeting Dates**

The meeting dates are the 2<sup>nd</sup> Wednesday of the month, unless otherwise noted. A motion to approve the 2019 schedule of the Planning Board meetings was made by Chairman Von Bradsky, seconded by Mr. Schwamb. A roll call vote was taken, with all members in favor, the 2019 dates were approved.

January 9	August 14
February 13	September 18 (3 <sup>rd</sup> Wednesday of the Month)
March 13	October 9
April 10	November 13
May 8	December 11
June 12	January 8, 2020 (2020 Reorganization)
July 10	

## Approval of Minutes

The minutes of December 12, 2018 were approved on a motion from Councilman Metzdorf, seconded by Ms. Mazzarella, and carried by all members eligible to vote.

The Closed minutes of December 12, 2018 were approved on a motion from Councilman Metzdorf, seconded by Mr. Mital, and carried by all members eligible to vote.

## Open to the public for non-agenda items

No members of the public wishing to speak.

## NEW APPLICATION

APPLICATION #PB19-01

United Methodist Church of Park Ridge

58 & 64 Highview Avenue

Block 1808 / Lot 15 & 16

Minor Subdivision Approval (previously granted 3/25/15)

Attorney William Strasser of Strasser & Associates law firm was present as the attorney for the applicant. The applicant is the Park Ridge United Methodist Church.

Mr. Strasser explained how this application came before the Park Ridge Planning Board previously and was granted approval on March 25, 2015. However the applicant never perfected the subdivision. He explained the church, which owns both lot 15 and 16 would like to move the lot line to adjust the boundaries between the two lots. Both lots would still be conforming lots. There is a deed restriction that nothing can be built on the vacant lot.

A motion was made by Councilman Metzdorf to approve the minor subdivision. The motion was seconded by Chairman Von Bradsky, and carried by roll call vote as follows:

Councilman Robert Metzdorf	Yes
Ms. Jessica Mazzarella	Yes
Mr. Mark Bisanzo	Yes
Mr. Ray Mital	Yes
Mr. Donald Schwamb	Yes
Mr. Nick Triano	Yes
Mr. Stephen Jobst	Yes
Chairman Peter Von Bradsky	Yes

## Board Discussion

Councilman Metzdorf asked if he could show Ms. Tardibuono a hand out he received when he attended the Hornrock hearing in Montvale. The hand out explained the hearing process and he thinks that it may be helpful if we had something to distribute to the public in Park Ridge. Ms. Tardibuono commented she would look at it and prepare something like this at a future date.

Some members inquired about the Hornrock application that will be appearing before the Park Ridge Board of Adjustment. Mr. Rupp explained why Hornrock was coming to the board of adjustment instead of the planning board.

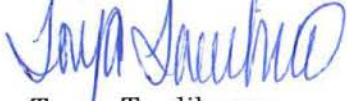
Mr. Bisanzo asked what was going to occupy the old ACME location. Ms. Tardibuono commented that no formal application has been made to the town yet.

Mr. Bisanzo asked when the downtown project would be completed. Ms. Tardibuono commented that as of now they have only obtained footing permits and has not seen the construction timeline.

Mr. Schwamb asked about the utilities going underground for the downtown development project. Mr. Rupp commented that the plans called for it, although it depends on if the utilities could make that happen or not. Councilman Metzdorf said he would speak to Mayor Misciagna about this matter.

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

Respectfully Submitted,



Tonya Tardibuono