

**BOROUGH OF PARK RIDGE  
PLANNING BOARD  
SEPTEMBER 18, 2019  
8:00PM  
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.

Chairman Von Bradsky 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 Peter Von Bradsky	Present
Mayor Keith Misciagna	Absent
Ms. Jessica Mazzarella	Present
Councilman Robert Metzdorf	Present
Mr. Mark Bisanzo	Present
Mr. Donald Browne	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present
Mr. Nick Triano	Present
Mr. Stephen Jobst	Present
Mr. David Fasola	Present

**Also Present:**

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Joseph Burgis – Burgis Associates	Board Planner

**Open to the public for non-agenda items**

No members of the public wishing to speak.

**Approval of Minutes**

The minutes of August 14, 2019 were approved on a motion from Councilman Metzdorf, seconded by Mr. Triano, and carried by all members eligible to vote.

**CONTINUED**

**#PB19-03**

**Ernest Heller, Jr.  
162 Spring Valley Road  
Block 802 / Lot 1  
Minor Subdivision**

Chairman Von Bradsky made an announcement that this application will be carried to the October 9, 2019 meeting. The applicant's Attorney, Judith C. Reilly, agreed to consent to an extension of time. No additional notice will be required.

Board Discussion

Mr. Joseph Burgis lead a discussion on the Master Plan Re-Examination Report and discussed the key elements that are necessary. The five elements are as follows:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Master Plan/reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, if any, into the land use plan element of the Master Plan, and recommend changes, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Mr. Burgis spoke about two family homes, affordable housing, overall street scape coordinator, Brae Boulevard, split zoning and parking standards, areas in need of redevelopment.

Master Plan Re-Examination Report needs to be done every two years. Ordinances are invalid if no reexamination report has been adopted.

A conversation took place regarding underground utilities.

Mr. Bisanzo asked why the Board members don't have copies of the Master Plan. Mr. Burgis replied they should and he will get Ms. Tardibuono a copy. Mr. Mital commented that the Master Plan is online.

It has been decided that two meetings should be added to the Board's meeting calendar. A motion was made by Mr. Mital to approve two additional meetings on October 23, 2019 & November 6, 2019 at 7:30PM in Borough Hall. The motion was seconded by Chairman Von Bradsky and carried by a roll call vote as follows:

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

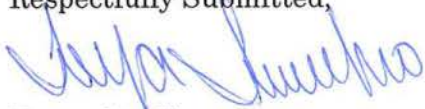
Chairman Von Bradsky spoke about a conversation he had with Mr. Schwamb, the Board Engineer, Mr. Lee and The Park Ridge Director of Operations, Mr. Beattie regarding the possibility underground services for the downtown development. He was told it was not possible because the underground utilities would only be on one side of the road.

Chairman Von Bradsky wanted a meeting with Verizon, Cablevision and Optimum but he believes this request needs to come from the Borough Administrator or Mayor. Councilman Metzdorf will speak with Mayor Misciagna.

It was decided that the pending Bears Nest application will be listed on the October 9, 2019 agenda.

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

Respectfully Submitted,



Tonya Tardibuono