

**BOROUGH OF PARK RIDGE
PLANNING BOARD
MARCH 10, 2021 8:00PM
VIRTUAL MEETING
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held virtually 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 recite the Pledge of Allegiance.

Roll Call Board:

Chairman Peter Von Bradsky	Present
Mayor Keith Misciagna	Absent
Councilman Robert Metzdorf	Absent
Ms. Julie Falkenstern	Present
Mr. Mark Bisanzo	Absent
Mr. Donald Browne	Present
Mr. Ron Epstein	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Absent

Also Present:

Mr. Brian Giblin	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Mr. John Dunlea – Neglia	Board Engineer
Mr. Nicholas Dickerson – Colliers	Board Planner

Open to the public for non-agenda items

No members of the public wishing to speak.

Approval of Minutes

The open and closed minutes of January 13, 2021 were approved on a motion from Councilman Metzdorf, seconded by Mr. Browne, and carried by all members eligible to vote.

Board Discussion

Referral Mayor & Council Ordinance #2021-005 mandatory installation of electric charging stations.

Mr. Giblin said the Board has to determine if the proposed ordinance is consistent with the Master Plan.

Mr. Dickerson commented that this proposed ordinance is consistent with the Borough's Master Plan. The intent of this ordinance is energy efficiency.

Councilman Metzdorf commented that he is in favor of supporting electric charging stations.

Chairman Von Bradsky asked if this was for new developments only? The answer is yes. Chairman Von Bradsky asked if there would be a time limit for charging. Ms. Falkenstern replied that, the meters would be on private property, the time limit would be up to them.

A Board discussion was had by all members regarding the mandatory installation of electric charging stations.

A motion from Councilman Metzdorf was made to recommend to the Mayor and Council that Ordinance No. 2021-005 is consistent with the Master Plan, seconded by Mr. Mital, and carried by a roll call vote as follows:

Councilman Metzdorf	Yes
Ms. Julie Falkenstern	Yes
Mr. Donald Browne	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Chairman Peter Von Bradsky	Yes

Master Plan

Mr. Dickerson, the newly appointed Board Planner, introduced himself and gave his professional background.

Mr. Dickerson discussed what a Master Plan is and why it is so beneficial to Municipalities. The Borough of Park Ridge last completed a Master Plan Re-Examination in December of 2019. A Re-Examination can occur as often as needed, however, the Borough is compliant until the end of 2029.

Mr. Dickerson spoke about the elements involved in the Master Plan and what the required elements in a re-examination are. He spoke about the new Municipal Land Use requirements and the current status of our existing plan.

- The goals and policies are as follows:
- Land Use – General
- Land Use – Residential
- Land Use – Commercial
- Land Use – Economic Development
- Green Building & Environmental Sustainability
- Historic Preservation
- Open Space & Recreation

Mr. Dickerson commented that the meeting tonight was to get the thought process started. The next general steps to proceed with the Master Plan update is as follows:

Authorization to proceed
Data Collection
Internal Coordination
Public Engagement
Presentation to Planning Board
Public Hearing

Mr. Browne asked if a budget for this has been established. Ms. Falkenstern replied that we are just starting the process and figuring out the cost of each scenario.

Chairman Von Bradsky welcomed newly appointed Board Attorney Brian Giblin and Board Engineer John Dunlea from Neglia Engineering to the Board.

Once the Master Plan Reexamination is completed we will need to update the zoning maps.

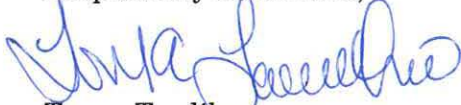
There will be a 51 unit all affordable veteran housing located on a piece of property on the corner of Brae Boulevard and Spring Valley Road owned by Bears Nest Developers. The location is not in the Bears Nest Development. The applicant will have to come to the Planning Board for site approval.

Mr. Dickerson commented that he will regroup with Ms. Falkenstern regarding the timing of the Master Plan Re-examination. Then a sub-committee can be formed to start working on the plan. Councilman Metzdorf commented that he would like to see this done over a two year period for budget reasons.

Mr. Dickerson spoke about the cannabis legalization in New Jersey.

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

Respectfully Submitted,



Tonya Tardibueno