

**BOROUGH OF PARK RIDGE
PLANNING BOARD
JULY 14, 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	Present

Also Present:

Mr. Brian Giblin	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Mr. Joseph Burgis	Affordable Housing Planner

Open to the public for non-agenda items

No members of the public had any questions.

Approval of Minutes

The minutes of June 9, 2021 were approved on a motion from Mr. Mital, seconded by Mr. Browne, and carried by all members eligible to vote.

Board Discussion

2021 Housing Element and Fair Share Plan - Resolution #2021-7

Mr. Giblin swore in Mr. Joseph Burgis, the Borough's Affordable Housing Planner. Mr. Burgis spoke about the history of Affordable Housing in New Jersey and what Park Ridge is currently responsible for. The Landmark project, formerly Sony, will have 448 units with 110 credits, 68 affordable units and 42 rental bonus credits. On August 16, 2021 the Borough will meet with Judge Padovano to confirm the Borough has completed all they were obligated to do. The Borough will then be compliant until 2025.

Chairman Von Bradsky asked if some specific housing was part of the prior approvals. Mr. Burgis went over the specific properties' names and spoke about accessory apartments.

Mr. Schwamb asked what happens in 2025. Mr. Burgis said there is tremendous uncertainty. There will be a new round of housing need numbers, but he is unsure of what the obligations will be.

There were no public questions for Mr. Burgis regarding the Housing Element & Fair Share plan.

No further Board discussion regarding the Housing Element & Fair Share plan.

A motion from Mr. Mital was made to approve the Housing Element & Fair Share plan, seconded by Mr. Schwamb, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Land Use Plan Amendment - Resolution #2021-8

A motion from Mr. Mital was made to approve the Land Use Plan Amendment, seconded by Mr. Browne, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Referral Mayor & Council Ordinance #2021-015

AFFORDABLE HOUSING ORDINANCE - AN ORDINANCE CREATING A NEW CHAPTER, "AFFORDABLE HOUSING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO ADDRESS THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS UNDER THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC)

Referral Mayor & Council Ordinances

Mr. Burgis said the Municipal Land Use Law mandates that before a Mayor and Council can adopt an ordinance having to do with development, the Planning Board must review to determine if the ordinance is conforming with the Master Plan.

Mr. Burgis - This ordinance will put all COAH regulations in one location in the Borough code.

Chairman Von Bradsky asked if there were changes to the other current Borough code regarding COAH. Mr. Burgis replied this ordinance will put all COAH requirements in one area in the code.

Referral Mayor & Council Ordinance #2021-016

ACCESSORY APARTMENT ORDINANCE - AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO ESTABLISH ACCESSORY APARTMENT REQUIREMENTS

Mr. Burgis - This ordinance is regarding accessory apartments.

Chairman Von Bradsky asked if this ordinance would apply to existing two-family homes. Mr. Burgis said no.

Mr. Browne asked if there would be a property tax impact for accessory apartments. Mr. Burgis said there would probably be a low increase.

Referral Mayor & Council Ordinance #2021-017

AMENDED DEVELOPMENT FEE ORDINANCE - AN ORDINANCE TO REPEAL AND REPLACE IN ITS ENTIRETY CHAPTER 51, "DEVELOPMENT FEES," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO ESTABLISH A THIRD ROUND AFFORDABLE HOUSING DEVELOPMENT FEE ORDINANCE

Mr. Burgis - This ordinance is amending the current development fees.

Referral Mayor & Council Ordinance #2021-018

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AS IT RELATES TO PROPERTIES IN THE NB NEIGHBORHOOD BUSINESS ZONE

Mr. Burgis - This ordinance is replacing specific zones that were created in 2010, but never codified.

Referral Mayor & Council Ordinance #2021-019

ORDINANCE AMENDING AH AFFORDABLE HOUSING ZONES - AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AS IT RELATES TO THE AH AFFORDABLE HOUSING ZONES AND TO REZONE BLOCK 103 LOT 3, BLOCK 206 LOT 1, BLOCK 303 LOT 1, AND BLOCK 1602 LOT 5

Mr. Burgis – This ordinance is adding 2 AH zones and omitting one zone. AH1 is on Wampum Road and AH2 is the Bears Nest. AH3 will be eliminated.

Chairman Von Bradsky asked why this location on Wampum Road. Mr. Burgis replied that Fair Share would not settle without this property.

Referral Mayor & Council Ordinance #2021-020

R-20A ZONE ORDINANCE AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO CREATE A NEW R-20A ONE-FAMILY RESIDENTIAL ZONE DISTRICT

Mr. Burgis – Fifth Avenue was permitted for open space, but was zoned R-20. This ordinance creates a R20A zone.

Referral Mayor & Council Ordinance #2021-021

AN ORDINANCE OF THE BOROUGH OF PARK RIDGE AMENDING AND SUPPLEMENTING CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE TO ESTABLISH A NEW AH-4 AFFORDABLE HOUSING ZONE AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

Mr. Burgis – This ordinance pertains to Landmark property, formally Sony. 448 units were approved with 380 market rate units and 68 affordable units.

Setbacks were discussed. Ms. Falkenstern also commented that there will be some landscaping requirements.

Mr. Schwamb questioned the height on the proposed Bear's Nest project. It was mentioned that the Borough is working on an easement so the proposed development will be far enough away from the existing Bears Nest. The owners of the land are Bears Nest Developers, but the developer is United Way. They are looking to work with us as this project with be all affordable.

Public Comment:

Mr. Brian Larose – Woodcliff Lake resident

Has an issue with the 30 ft. set-back and the existing buffer.

Mr. Giblin said the function of this Board is to advise the Mayor and Council that the ordinances are not inconsistent with the Master Plan. Ms. Falkenstern said to check the Borough website to confirm the time and location of the next Mayor & Council meeting. Ms. Falkenstern said all appropriate notifications and postings will be handled.

Ms. Karley Carrino – Woodcliff Lake Resident

Is the actual building 30 feet? Mr. Burgis replied yes. Are there wetlands on this property? Mr. Burgis replied yes. Is there a map of this property? Ms. Falkenstern

said when the applicant applies for site plan approval you will get notified and can come in to view the plans.

Mr. Schwamb asked about the plans for the Bears Nest. Ms. Falkenstern said not yet when the applicant applies for site plan approval you will get notified and can come in to view the plans since you will need to recuse yourself from the application.

Ms. Kara Donsky – Woodcliff Lake Resident

Since there is no sketch or plans yet can they change their proposed plans. Mr. Burgis replied an ordinance sets up minimum setbacks.

Ms. Maryann Travalja – Woodcliff Lake Resident

Since the units should be smaller. Mr. Giblin said by settlement we have a specific number of units required by the courts and the size of the units are up to the developers.

Mr. Brian Larose – Woodcliff Lake Resident

Why can't developers work within limits given to them. Mr. Giblin commented that a court cannot require a developer to require a variance. Mr. Burgis said the Court Master has a say and he made a conclusion on what should be done to allow 448 units. Chairman Von Bradsky said this has been going on for 5-7 years now and what is required has been set forth in the courts. Mr. Larose asked if the Special Master is aware that single family residential homes are behind this development. Mr. Burgis said yes, we rode around in the car with him so he can see the area. Ms. Falkenstern said they asked for a 0 ft. setback originally and then 10 ft. setback. We are not at a 30 ft. setback. Mr. Larose asked if townhomes or apartments will be adjacent to the Woodcliff Lake property. Mr. Burgis replied townhomes will be parallel to the Woodcliff Lake border.

Referral Mayor & Council Ordinance #2021-015

AFFORDABLE HOUSING ORDINANCE - AN ORDINANCE CREATING A NEW CHAPTER, "AFFORDABLE HOUSING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO ADDRESS THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS UNDER THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC)

A motion from Mr. Mital was made to recommend to the Mayor and Council that Ordinance No. 2021-015 is consistent with the Master Plan, seconded by Ms. Falkenstern, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Referral Mayor & Council Ordinance #2021-016

ACCESSORY APARTMENT ORDINANCE - AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO ESTABLISH ACCESSORY APARTMENT REQUIREMENTS

A motion from Mr. Mital was made to recommend to the Mayor and Council that Ordinance No. 2021-016 is consistent with the Master Plan, seconded by Mr. Browne, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Referral Mayor & Council Ordinance #2021-017

AMENDED DEVELOPMENT FEE ORDINANCE - AN ORDINANCE TO REPEAL AND REPLACE IN ITS ENTIRETY CHAPTER 51, "DEVELOPMENT FEES," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO ESTABLISH A THIRD ROUND AFFORDABLE HOUSING DEVELOPMENT FEE ORDINANCE

A motion from Mr. Mital was made to recommend to the Mayor and Council that Ordinance No. 2021-017 is consistent with the Master Plan, seconded by Mr. Browne, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Referral Mayor & Council Ordinance #2021-018

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AS IT RELATES TO PROPERTIES IN THE NB NEIGHBORHOOD BUSINESS ZONE

A motion from Mr. Mital was made to recommend to the Mayor and Council that Ordinance No. 2021-018 is consistent with the Master Plan, seconded by Mr. Schwamb, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Referral Mayor & Council Ordinance #2021-019

ORDINANCE AMENDING AH AFFORDABLE HOUSING ZONES - AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AS IT RELATES TO THE AH AFFORDABLE HOUSING ZONES AND TO REZONE BLOCK 103 LOT 3, BLOCK 206 LOT 1, BLOCK 303 LOT 1, AND BLOCK 1602 LOT 5

A motion from Mr. Mital was made to recommend to the Mayor and Council that Ordinance No. 2021-019 is consistent with the Master Plan, seconded by Mr. Browne, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Referral Mayor & Council Ordinance #2021-020

R-20A ZONE ORDINANCE AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO CREATE A NEW R-20A ONE-FAMILY RESIDENTIAL ZONE DISTRICT

A motion from Mr. Mital was made to recommend to the Mayor and Council that Ordinance No. 2021-020 is consistent with the Master Plan, seconded by Mr. Browne, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Referral Mayor & Council Ordinance #2021-021

AN ORDINANCE OF THE BOROUGH OF PARK RIDGE AMENDING AND SUPPLEMENTING CHAPTER 101, "ZONING," OF THE CODE OF THE BOROUGH OF PARK RIDGE TO ESTABLISH A NEW AH-4 AFFORDABLE HOUSING ZONE AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

A motion from Mr. Mital was made to recommend to the Mayor and Council that Ordinance No. 2021-021 is consistent with the Master Plan, seconded by Mr. Browne, and carried by a roll call vote as follows:

Ms. Julie Falkenstern	Yes
Mr. Donald Brown	Yes
Mr. Ron Epstein	Yes
Mr. Ray Mital	Yes
Mr. Don Schwamb	Yes
Chairman Von Bradsky	Yes

Park Ridge Community Center Plan Courtesy Review

Mr. John Dunlea was present from Neglia Engineering to present the plans for the future Park Ridge Community Center.

Mr. Dunlea went over the following:

Floor plans and explained the use for each of the rooms. Elevations, building materials, entrances, driveway and sidewalks.

The height will be 29 ft. with allowance for the elevator and stair bulkhead.

Parking will be 43 standard spaces, 3 ADA spaces, 2 EVC spaces and 6 street spaces for a total of 54 parking spaces. A full-sized school bus will be able to maneuver the site.

The street scape improvements will match what is now present at the neighboring building The James.

Mr. Brown asked who will own this facility and who will pay for the facility? Ms. Falkenstern said as part of the Downton Development agreement, the Borough will own this facility and the developer was required to give us \$500,000 for building costs, \$250,000 for soft costs (professionals), and the Borough will have to bond for the rest. The developer of the James is required to be the general contractor. This is not a money maker for them as they are not permitted to profit more than 3% on the job.

Mr. Dunlea spoke about the construction timeline.

Mr. Browne asked about irrigation for the shrubs and plantings. Mr. Dunlea replied the area will be equipped with an irrigation system.

Mr. Browne asked about the location of the generator and the noise. Mr. Dunlea replied where it is located is the best location, however, he can look into noise abatement. Ms. Falkenstern commented that due to lack of gas pressure, Borough Hall and the Fire Department are not equipped with generators. This building will now become the town's emergency shelter building and OEM will be located in this building.

There are also 70 spots at The James parking garage reserved for public use.

The Golden Age Club and Seniors will be able to use the multipurpose room.

Mr. Mital asked if the public can rent out rooms. Ms. Falkenstern replied that policy decisions will be made at a later time, but most likely it will be rented to organizations and non-profit groups only.

Mr. Mital asked why there was no locations for outside dumpsters and he believes there should be space for a dumpster. Ms. Falkenstern said we can look into this.

Mr. Mital asked about a fence at certain locations on the property.

The Park Ridge Planning Board recommends that the following is looked into from the Mayor & Council:

Generator screening

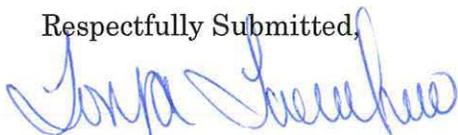
Exterior dumpster location

Screening on the North Side from the existing residences.

Ms. Tardibuono will email the Borough Administrator the Planning Board recommendations.

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

Respectfully Submitted,



Tonya Tardibuono