

**BOROUGH OF PARK RIDGE  
PLANNING BOARD  
NOVEMBER 9, 2022 8:00PM  
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held 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	Present
Ms. Julie Falkenstern	Present
Mr. Mark Bisanzo	Present
Mr. Donald Browne	Present
Mr. Ron Epstein	Absent
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present

**Also Present:**

Mr. Brian Giblin	Board Attorney
Ms. Tonya Janeiro	Board Secretary
Mr. John Dunlea - Neglia	Board Engineer
Ms. Kristin Russell – Colliers	Board Planner
Mr. Joseph Burgis – Burgis Associates	Affordable Housing Planner

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

Brian LaRose – 64 Clairmont Drive, Woodcliff Lake.

Mr. LaRose wanted the Board to know he was planning on testifying this evening.

**Approval of Minutes**

The minutes of October 12, 2022 were approved on a motion from Mr. Schwamb, seconded by Mr. Browne, and carried by all members eligible to vote.

**NEW APPLICATION**

#PB22-1

Landmark AP Park Ridge, LLC

1 Sony Drive

Block 301 / Lot 1

Site Plan Application

Attorney, Mr. Peter Wolfson, from the law firm of Day Pitney was present as the attorney for the applicant. The applicant is Landmark AR Park Ridge, LLC.

Brett Skapinetz, the applicant's Engineer from Dynamic Engineering, was previously sworn in by Attorney Giblin to offer testimony.

Mr. Skapinetz fielded questions from the Board. There was no one from the public wishing to ask questions of Mr. Skapinetz.

Mr. Nicholas Verderese, the applicant's Traffic Engineer from Dynamic Engineering, was sworn in by Attorney Giblin to offer testimony.

Mr. Johnson fielded questions from the Board as well as the following member of the public.

Greg Hoffman – 73 Vitmar Place, Park Ridge

Public Testimony

Brian LaRose – 64 Clairmont Drive, Woodcliff Lake.

Mr. LaRose was sworn in by Attorney Giblin to offer testimony.

Mr. LaRose fielded questions from the Board and the applicant's professionals. There was no one from the public wishing to ask questions of Mr. LaRose.

Public Comment

The meeting was open to the public for comments and questions.

Sal Princiotto – Attorney representing Woodcliff Lake

A Board discussion was had by all members pertaining to the application.

A motion was made by Mr. Mital to approve the application. The motion was seconded by Mr. Schwamb, and carried by a roll call vote as follows.

Councilman Robert Metzdorf	Yes
Ms. Julie Falkenstern	Yes
Mr. Mark Bisanzo	Yes
Mr. Donald Browne	Yes
Mr. Ray Mital	Yes
Mr. Donald Schwamb	Yes
Chairman Peter Von Bradsky	Yes

The Board instructed Mr. Giblin to draft a resolution to be voted on at the December 14, 2022 Board of Adjustment meeting.

The applicant, Mr. Jeremy Halpern addressed the Board and audience.

A full transcript of the meeting, as prepared by Ms. Geraldine Adinolfi CCR, of Hudson Court Reporting and Video is attached to these summary minutes.

Board Discussion

No Board discussion took place

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

Respectfully Submitted,

  
Tonya Janeiro