

**BOROUGH OF PARK RIDGE
PLANNING BOARD
JANUARY 8, 2020
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. 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.

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, 2020)

Class IV Member:

Peter Von Bradsky (term ending December 31, 2023)

Raymond Mital (term ending December 31, 2023)

Alternate 2:

Ron Epstein (term ending December 31, 2022)

The following members will be sworn in at the next Planning Board meeting on February 12, 2020.

Class I Member:

Mayor Keith Misciagna (term ending December 31, 2020)

Class III Member:

Councilman Robert Metzdorf (term ending December 31, 2020)

Roll Call Board:

Mr. Peter Von Bradsky	Present
Ms. Jessica Mazzarella	Present
Mr. Mark Bisanzo	Present
Mr. Donald Browne	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present
Mr. Nick Triano	Present
Mr. Stephen Jobst	Absent
Mr. Ron Epstein	Present

Also Present:

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

Election of Officers

Chairman - A motion was made to appoint Mr. Peter Von Bradsky as Chairman of the Planning Board for the year 2020 by Mr. Mital, seconded by Mr. Schwamb. A roll call vote was taken. With all members in favor, Mr. Von Bradsky was named Planning Board Chairman for 2020.

Vice Chairman - A motion was made to appoint Mr. Raymond Mital as Vice Chairman of the Planning Board for the year 2020 by Mr. Triano, seconded by Mr. Brown. A roll call vote was taken. With all members in favor, Mr. Mital was named Planning Board Vice Chairman for 2020.

Board Attorney – Resolution #2020-1

A motion was made to appoint Mr. William F. Rupp of the law firm McCusker, Anselmi, Rosen & Carvelli as Attorney for the Planning Board for the year 2020 by Mr. Mital, seconded by Ms. Mazzarella. A roll call vote was taken. With all members in favor, Mr. Rupp was named Planning Board Attorney for 2020.

Board Planner – Resolution #2020-2

A motion was made to appoint Burgis Associates as Planner for the Planning Board for the year 2020 by Chairman Von Bradsky, seconded by Mr. Mital. A roll call vote was taken. With all members in favor, Burgis Associates was named Planning Board Planner for 2020.

Board Engineer – Resolution #2020-3

A motion was made to appoint Neglia Engineering as Engineer for the Planning Board for the year 2020 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 2020.

Board Secretary

A motion was made to appoint Tonya Tardibuono as Secretary of the Planning Board for the year 2020 by Chairman Von Bradsky, seconded by Mr. Schwamb. A roll call vote was taken. With all members in favor, Tonya Tardibuono was named Planning Board Secretary for 2020.

Approval of 2020 Meeting Dates

The meeting dates are the 2nd Wednesday of the month, unless otherwise noted. A motion to approve the 2020 schedule of the Planning Board meetings was made by Mr. Mital, seconded by Mr. Schwamb. A roll call vote was taken, with all members in favor, the 2020 dates were approved.

January 8 (2020 Reorganization)

February 12

March 11

April 1 (1ST Wednesday of the month)

May 13

June 10

July 8

August 12

September 9

October 14

November 4 (1ST Wednesday of the month)

December 9

January 13, 2021 (2021 Reorganization)

Approval of Minutes

The amended minutes of December 11, 2019 were approved on a motion from Mr. Triano, seconded by Ms. Mazarella, 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 #PB19-05

Patrick Mastropolo & Kristine Boise
32 Randolph Street
Block 1107 / Lot 10 & 11
Minor Subdivision

Attorney Robert Mancinelli of Meyerson, Fox, Mancinelli & Conte was present as the attorney for the applicant. The applicant is Patrick Mastropolo & Kristine Boise.

Mr. Mancinelli commented that he was prepared to present this application today, however, Mr. Rupp commented that the lots were merged by operation so there is no need to present this application today.

Mr. Mancinelli said the board professionals had two concerns regarding the size of the driveway and the height of the building. Mr. Mancinelli commented that the size of the driveway was adjusted to meet code and the height of the home was a typo.

Mr. Rupp asked if both lots were under common ownership. Mr. Mancinelli replied yes. Mr. Rupp said according to Lochner vs. Campoli, both lots will be merged by operation since both lots are under common ownership.

Mr. Burgis spoke about how this property is located in both the R-10 & R-15 Zones.

Mr. Mancinelli said, "consider this application withdrawn."

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

Respectfully Submitted,



Tonya Tardibuono

PLANNING BOARD OF THE BOROUGH OF PARK RIDGE

RESOLUTION NO. 2020-03

WHEREAS, the Borough of Park Ridge Planning Board (Board) is in need of professional engineering services; and

WHEREAS, Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ 07071, has submitted a proposal to perform such services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interests of the Borough of Park Ridge Planning Board to award a contract for such services to Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ 07071,, based on their experience pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2020 Temporary Budget and 2019 Budget of the Borough of Park Ridge;

NOW, THEREFORE BE IT RESOLVED, by the Board of the Borough of Park Ridge Planning Board that Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ 07071, be retained to provide professional engineering services for the Borough of Park Ridge Planning Board for a one year term commencing January 1, 2020, and terminating December 31, 2020, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Park Ridge; and

BE IT FURTHER RESOLVED, that Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ 07071, be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

Ayes: 8

Nays: 0

Abstentions: 0

Introduced by: Peter Vinbradsky (N)

Seconded by: Peter Vinbradsky (N)
Raymond Nital (N)
Raymond Nital

Dated: 1-8-2020 Peter Vinbradsky (N)
Chairman Peter Vinbradsky Chairperson

PLANNING BOARD OF THE BOROUGH OF PARK RIDGE

RESOLUTION NO. 2020-02

WHEREAS, the Borough of Park Ridge Planning Board (Board) is in need of professional planning services; and

WHEREAS, Burgis Associates, Inc., 25 Westwood Avenue, Westwood, NJ 07675 has submitted a proposal to perform such services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interests of the Borough of Park Ridge Planning Board to award a contract for such services to Burgis Associates, Inc., 25 Westwood Avenue, Westwood, NJ 07675, licensed professional planners in the State of New Jersey based on their experience pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2020 Temporary Budget and 2019 Budget of the Borough of Park Ridge;

NOW, THEREFORE BE IT RESOLVED, by the Board of the Borough of Park Ridge Planning Board that Burgis Associates, Inc., 25 Westwood Avenue, Westwood, NJ 07675 be retained to provide professional planning services for the Borough of Park Ridge Planning Board for a one year term commencing January 1, 2020 and terminating December 31, 2020, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Park Ridge; and

BE IT FURTHER RESOLVED, that Burgis Associates, Inc., 25 Westwood Avenue, Westwood, NJ 07675 shall be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

Ayes: 8

Nays: 0

Abstentions: 0

Introduced by: Peter VonBradsky (M)

Seconded by: Peter VonBradsky (M)
Raymond Mital (M)
Raymond Mital

Dated: 1-8-2020

Peter VonBradsky (M)
Chairman VonBradsky
Peter
Chairperson

PLANNING BOARD OF THE BOROUGH OF PARK RIDGE

RESOLUTION NO. 2020-1

WHEREAS, the Borough of Park Ridge Planning Board (Board) is in need of professional legal services to serve as the attorney to the Board; and

WHEREAS, William F. Rupp, Esq., of the law firm of McCusker Anselmi Rosen & Carvelli, PC at 210 Park Avenue, Suite 301, Florham Park, New Jersey 07932 has heretofore served as the attorney to the Board; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interests of the Borough of Park Ridge Zoning Board of Adjustment to award a contract for such services to William F. Rupp Esq. of the firm of Chasan Lamparello Mallon & Cappuzzo PC based on its experience as attorney for the Borough of Park Ridge Planning Board as well as other municipalities pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2020 Temporary Budget and 2019 Budget of the Borough of Park Ridge;

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Park Ridge that William F. Rupp Esq., of the law firm of McCusker Anselmi Rosen & Carvelli, PC at 210 Park Avenue, Suite 301, Florham Park, New Jersey 07932, be retained to provide professional legal services for the Borough of Park Ridge Planning Board for the year 2020 commencing January 1, 2020 and terminating December 31, 2020, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a

copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Park Ridge; and

BE IT FURTHER RESOLVED, that William F. Rupp Esq. of the firm of the law firm of Chasan Lamparello Mallon & Cappuzzo PC be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

Ayes: 8

Introduced by: Raymond Mital (M)

Nays: 0

Seconded by: Raymond Mital
Jessica Mazzarella (M)
Jessica Mazzarella

Abstentions: 0

Peter Vonbradsky (M)
Peter Vonbradsky Chairperson

Dated: 1-8-2020