

**BOROUGH OF PARK RIDGE
PLANNING BOARD
AUGUST 12, 2020 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
Ms. Jessica Mazzearella	Present
Councilman Robert Metzdorf	Present
Mr. Mark Bisanzo	Present *8:10 Arrival
Mr. Donald Browne	Present
Mr. Ray Mital	Absent
Mr. Donald Schwamb	Present
Mr. Stephen Jobst	Absent
Mr. Ron Epstein	Absent

Also Present:

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Mr. Daniel Lee – Neglia Engineering	Board Engineer

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.

Approval of Minutes

The amended minutes of July 8, 2020 were approved on a motion from Councilman Metzdorf, seconded by Mr. Browne, and carried by all members eligible to vote.

Open to the public for non-agenda items

No members of the public wishing to speak.

Resolution #2020-06

APPLICATION #PB20-01
Ridgemont Center LLC & Lidl US LLC
199 Kinderkamack Road
Block 1406 / Lot 1, 2 & 3
Site plan approval / Sign

A motion was made by Councilman Metzdorf to approve the resolution. The motion was seconded by Mr. Schwamb, and carried by roll call vote as follows:

Councilman Robert Metzdorf	Yes
Mr. Donald Browne	Yes

Board Discussion

There was no additional board discussion

Approval of the 2020 Meeting Dates

A motion to approve the amendment to the Planning Board annual schedule was made by Ms. Mazzarella, seconded by Councilman Metzdorf. A roll call vote was taken, with all members in favor, the amendment to the Planning Board annual schedule was approved.

Pursuant to the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.), the Annual Schedule Meetings for the Planning Board of the Borough of Park Ridge, is hereby amended to add the following:

Due to the current State of Emergency issued by the Governor of the State of New Jersey as a result of the Covid-19 pandemic, the Park Ridge Planning Board will be holding its regularly scheduled meetings virtually via Zoom. The link to participate in the Zoom meeting via computer, laptop, tablet or smart phone, meeting ID number, password, one-tap mobile numbers and dial-in telephone numbers are posted on Borough of Park Ridge website at www.parkridgeboro.com at least 48 hours in advance of all regularly scheduled meetings. For further information, the public is invited to contact the Planning Board Secretary Tonya Tardibuono at (201) 391-5673 or by e-mail to ttardibuono@parkridgeboro.com

September 9

October 14

November 4 (1ST Wednesday of the month)

December 9

January 13, 2021 (2021 Reorganization)

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

Respectfully Submitted,



Tonya Tardibuono

Resolution #2020-06
Application # PB 20-01
PB 8-12-2020

PLANNING BOARD

BOROUGH OF PARK RIDGE

RESOLUTION

* * * * *

WHEREAS, RIDGEMONT CENTER LLC, on behalf of the owner, Park Ridge HYE, and LIDL US LLC, as a contract tenant, (hereinafter referred to as "Applicants") of premises known as 199 Kinderkamack Road in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lots 1, 2 and 3 in Block 1406 as shown on the Tax Assessment Map for the Borough of Park Ridge and commonly known as the Ridgemont Shopping Center, have applied to the PLANNING BOARD of the BOROUGH OF PARK RIDGE (hereinafter the "BOARD"), seeking Preliminary and Final Site Plan Approval, site plan waivers and variances, where required, to provide landscaping, a proposed pedestrian crosswalk and other site improvements for the proposed Lidl Supermarket; to add an additional twelve (12) parking spaces in order to accommodate parking for a possible future restaurant and a sign; and

WHEREAS, the subject parcel is located in the Business Zoning District (B-1) as defined by the Zoning Ordinance of the Borough of Park Ridge; and

WHEREAS, a virtual public hearing was held before the PARK RIDGE PLANNING BOARD duly convened on July 8, 2020, upon due notice served and published as required by law; and

WHEREAS, various documents were marked into evidence as more particularly set forth an Exhibit A, annexed hereto and made part hereof; and

WHEREAS, the BOARD has carefully considered the application and all testimony and evidence presented to the BOARD;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE that the BOARD hereby makes the following findings of fact and conclusions of law:

1. Applicants are the owner and contract tenant of premises located at 199 Kinderkamack Road in the Borough of Park Ridge, County of Bergen and State of New Jersey and shown and designated as Block 1406, Lots 1, 2 & 3 on the Tax Assessment Map of the Borough of Park Ridge. The site is currently developed as the Ridgemont Shopping Center and is located in the B-1 Business Zoning District, a zone permitting the shopping center use.

2. Applicants originally sought to provide landscaping, a proposed pedestrian crosswalk and other site improvements for the proposed Lidl Supermarket; to add an additional twelve (12) parking spaces in order to accommodate parking for a possible future restaurant of 1,720 square feet and a Lidl logo sign of 65.35 sq. ft. and a food market sign of 61.14 sq. ft which exceed the permitted 40 sq. ft., as more specifically

shown on the Plans and Exhibits submitted by the Applicants. The Applicants amended the application at the hearing to withdraw the portion of the application seeking approval for a 1,720 sq. ft. restaurant, with the understanding that such square footage may be sub-tenanted in the future

3. The subject property has a lot area of 356,124 sq. ft. (10,000 sq. ft. required), with a lot width of 765 feet (100 feet required), a lot frontage of 765 feet (75 feet required) and a lot depth of 465 feet (100 feet required).

4. The subject premises are currently improved with a one story detached building containing a bank, set back 57.6 feet from Kinderkamack Rd. and 46.7 feet from the southerly side lot line; a one story building containing the shopping mall and a former Acme supermarket, set back 218 feet from Kinderkamack Rd., 87.5 feet from the southerly side lot line, 47.9 feet from the northly side lot line and 41.2 feet from the rear lot line; and a detached garage to the rear of the shopping mall building set back 23.4 feet from the rear property line. The Applicants are not proposing any changes to the foregoing and the foregoing are in compliance with the requirements for front yard setback ((20 feet), side yard setback (15 feet) and rear yard setback (30 feet) (except for the existing detached garage). The total building coverage is 74,070 square feet (20.8%) and is below the maximum building coverage of 25% (89,031 sf). The existing impervious surface coverage is 296,992 sq. ft. (83.4 %) and exceeds the maximum coverage of 80% (284,899). The Applicants are proposing landscaping islands within

the parking area in front of the proposed Lidl Supermarket which will reduce the impervious surface coverage to 291,951 (82%).

5. The site currently has 351 parking spaces including 7 previously approved future parking spaces located along the south side of the property. The Applicants initially proposed to increase the number of parking spaces to 363 to accommodate the proposed restaurant use. The plans were revised to provide 365 parking spaces (including the 7 future parking spaces) by converting the existing 60° angle parking spaces in front of the supermarket to 90° perpendicular parking spaces measuring 9' by 18'. Section 87-43(c)2 of the Site Plan Ordinance requires parking spaces of 10' x 20' for supermarkets. Applicants, therefore, required a waiver from the foregoing site plan design criteria.

6. Applicants presented the testimony of Ben Crowder, a Licensed Civil Engineer of the State of New Jersey, employed by Bohler Engineering NJ, LLC.

- a. Mr. Crowder testified that the current Acme sign measures 90 sq. ft. Lidl proposes a 65.35 sq. ft. logo sign measuring approx. 8.1' x 8.1' and a 61.14 sq. ft. "Food Market" sign measuring approx. 11'9" x 5' 2 ½". Under Section 101-36 Attachment 6 of the Zoning Ordinance, up to two signs, each measuring not more than 40 sq. ft., are permitted for the Lidl supermarket.
- b. The Applicants proposed a trash enclosure measuring 10' x 20 ½' located to the rear of the supermarket. Erica Atman, a representative of Lidl,

testified that spoiled and expired goods are returned to Lidl's central distribution center by Lidl's own delivery trucks rather than being disposed of in the trash receptacle, thereby limiting the amount of waste.

- c. Mr. Crowder further testified that an emergency generator will also be located behind the supermarket. He testified that the noise level will be in compliance with NJ Department of Environmental Protection standards. He further testified that the generator will be tested once per week on Tuesdays during regular business hours. The BOARD expressed concern that the testing of the generator early in the day or after 3:00 p.m. would likely annoy the residences in close proximity to the generator. The Applicants agreed to a condition that the generator not be tested more than once a week and not earlier than 11:00 a.m. or later than 3:00 p.m. The Applicants further agreed to provide construction details of both the generator and the trash enclosure.
- d. Mr. Crowder further testified that the utilities currently servicing the premises were adequate for the operation of the supermarket.
- e. Mr. Crowder further testified that the sewer line will include a grease trap.

7. Applicants presented the testimony of Daniel LaMothe, a licensed planner employed by Lapatka Associates, Inc. Mr. LaMothe described the following site plan details:

- a. As a result of reconfiguring the existing 60 ° angle parking to 90° perpendicular parking an additional 14 parking spaces were obtained increasing the total number of spaces to 365 (inclusive of seven (7) approved future spaces). The prior one-way parking aisles would be replaced with 24' wide two-way parking aisles.
- b. The Applicants also propose to install four landscaping islands and four end planting islands. The four landscaping islands would each be 8' in width. The Applicants also proposed to install one shade tree in each of the planting islands along with low growing shrubs as ground cover.
- c. The plans indicate two loading spaces on the northern side of the proposed supermarket with a proposed 4' wall, guardrail and bollards. The proposed wall and loading spaces are in the same location as the prior supermarket. The Board's Engineer calculated that six (6) loading berths would be required for the entire site pursuant to Section 87-44B of the Subdivision and Site Plan Review Ordinance. The Board finds, however, that the number of loading berths is an existing condition and that the Applicants are not adding any additional square footage which would require additional loading berths. To the extent that a waiver is required from such site plan requirements, the Board finds that the literal enforcement of the loading berth requirements is impracticable and would exact an undue hardship upon the Applicants because of the peculiar

conditions pertaining to the land in question and the existing improvements located thereon.

- d. The Applicants propose to upgrade the parking lot lighting by installing 10 LED light poles with screened lighting. Two light poles would be located within each of the new planting islands and the planting island along the entrance driveway from Kinderkamack Road.
- e. A new drainage line, inlets and manholes will be installed meeting NJDEP requirements.
- f. Applicants have proposed to regrade the site and raise the elevation of the parking area. Applicants have agreed to comply with soil movement and drainage requirements.

8. The Board received a report from the Fire Department and the Fire Prevention Bureau requiring the marking of additional fire lanes and zones. The Applicants submitted a revised fire lane exhibit which addressed these concerns and will be included in the within site plans.

9. The Board also received a report from Police Chief Joseph Madden by email dated June 4, 2020, containing seven recommendations. The revised site plan incorporated all of these recommendations with the exception of the recommendation that the existing angled parking be retained. Although the Police Department feels that 60° angled parking may reduce motor vehicle collisions, Chief Madden clarified that it was not a requirement for approval.

10. The Board also received a report from the Board's Engineer, Daniel Lee of Neglia Engineering Associates, dated July 1, 2020. The Applicants agreed to comply with the requirement of a soil moving permit, add the required signature lines to the site plan, provide construction details for the refuse enclosure, generator, guiderail, wall, heavy duty concrete, fencing and bollards, comply with NJDEP quantity, quality and recharge requirements as applicable for the proposed improvements and provide a truck movement circulation plan. Applicants testified that the proposed wall adjacent to the two loading berths is less than 4 feet in height. Employees will be expected to use the parking spaces in the rear of the stores. The Applicant agreed to install signage to direct employee parking only to the rear of the stores. Applicants testified that the utilities servicing the site are adequate for the proposed supermarket use. Stop signs and pedestrian stops signs will be provided as required by the Police Department's comments. Applicants have submitted a letter from the Bergen County Planning Board that County Planning Board approval is not required. Applicants have agreed to add new topsoil to a depth of 30" in landscaped areas, replace cedar mulch with hardwood bark mulch and provide a 2-year guarantee for plantings.

11. The Board also received reports from its Planner, Joseph Burgis of Burgis Associates, Inc., dated July 2, 2020. The Planner noted that waiver/variance relief is required for impervious surface coverage, parking space size, and sign area. The Planner also noted that the number of loading berths required by the site would be six (6) although only two are being provided. No changes, however, are being proposed to

the existing buildings and the number of loading berths is an existing condition. The Planner also noted that the plans do not comply with the landscaping requirements.

12. With respect to the traffic circulation plan, the BOARD finds and concludes that the Applicant has presented sufficient proofs that the plan will appropriately provide adequate traffic circulation for the site, subject to the submission of a truck movement circulation plan, compliance with the recommendations contained in a report from Police Chief Joseph Madden by email dated June 4, 2020, with the exception of the recommendation that the existing angled parking be retained, and the installation of signage directing that employee parking only shall be to the rear of the stores.

13. With respect to landscaping within parking areas, Section 101-61(c) of the Zoning Ordinance provides that:

- (1) Parking areas shall be separated by curbed, landscaped center islands at least 10 feet in width between every six rows (i.e., three double bays) of parking spaces.
- (2) Each landscaped center island should include one shade tree for every five spaces that are adjacent to the island and a minimum of three shrubs for every space adjacent to the island.
- (3) Widths of islands and planting areas shall be sufficient to accommodate the ultimate growth of any plantings in parking and loading areas, but in any case no less than five feet in width.
- (4) Where landscaped center islands are not provided, landscaped end islands shall be provided at the end of each parking row.
- (5) Each landscape end island shall include a minimum of two shade trees and three shrubs.

14. With respect to the landscaping plan, the BOARD requested that the Applicants add additional trees to the planting islands. In response the Applicants proposed to add an additional Green Vase Zelkova tree to each of the four landscaped end islands. At the present time there is no landscaping within the parking area in front

of the supermarket and the Board finds that the addition of any landscaping would be an improvement and would promote a desirable visual environment and provide additional open space. The zoning ordinance requires a landscaped island between every six rows (i.e., three double bays) of parking spaces with one tree for every five parking spaces adjacent to the island. The Applicants are providing a landscaped island for every two rows (i.e., one double bay) with one tree for each island and an additional tree at each end island. The Board finds that the net effect is roughly the same number of trees. With respect to the perimeter landscaping along Kinderkamack Road, there is existing landscaping with mature trees. The Board finds that to add additional landscaping at this time would likely damage the existing landscaping. The proposed minimum width of the four landscaped islands is eight feet while the zoning ordinance requires a minimum width of 10 feet. The Board finds that a minimum width of eight feet is sufficient to accommodate the ultimate growth of any plantings in the landscaped islands within the parking areas. Moreover, increasing the width of the landscaped islands would require either reducing the width of the 24' two-way traffic aisles or losing parking spaces. By reason of the foregoing, Board finds that the benefits derived by granting a variance from the landscaping requirements as to island width, perimeter landscaping and the number of trees within landscaped islands would outweigh any detriments pursuant to N.J.S.A.40:55D-70(c)2. Moreover, in view of the retention of the existing perimeter landscaping along Kinderkamack Road and the addition of landscaping to the parking area where no landscaping currently exists, the

Board finds that the foregoing variances from the landscaping requirements of the Zoning Ordinance can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance.

15. With respect to potential noise from the electric generator, the Board finds that the testimony by the applicant's expert was essentially that of a net opinion without sufficient supporting evidence to substantiate the opinion that the anticipated noise level will not exceed NJDEP permitted levels. The Board recognizes, however, that the actual noise level and the noise attenuation measures required may not be able to be finally determined until the system is put into operation. Accordingly, the Board finds that site plan approval for the proposed generator may be granted subject to the following conditions:

- a. The noise level emanating from the proposed generator measured at the rear property line shall not exceed 50 dB or exceed the noise level permitted under the regulations promulgated by the NJ Department of Environmental Protection, whichever is less.
- b. The applicant shall install such noise baffling or take such noise attenuation measures so as to ensure that the noise level emanating from the proposed generator as measured at the rear property line does not exceed 50 dB or exceed the noise level permitted under the regulations promulgated by the NJ Department of Environmental Protection, whichever is less.

- c. If such noise baffling or noise attenuation measures require the increase in the height of the fence enclosure or requires a substantial redesign or relocation of same, the applicant shall resubmit a revised site plan application for the Board's approval. The Board Engineer shall be permitted to approve minor variations in the location of the fence enclosure.
- d. In the event the noise level exceeds the limit provided herein, the applicant shall turn off the operation of the generator until the required noise attenuation measures are completed to reduce such noise level to the permitted level set forth herein.
- e. The results of any required noise measurements, taken after the generator is installed and operational, must be submitted to both the Park Ridge Building Department and to the Board Engineer to confirm compliance with the maximum noise level at the rear property line.
- f. The generator shall not be tested more than once a week, Monday through Fridays, and not earlier than 11:00 a.m. or later than 3:00 p.m.

16. With respect to the size of the new parking spaces proposed by the Applicants, Section 87-43(c)2 of the Subdivision and Site Plan Review Ordinance provides that "Parking stalls shall be nine feet by 18 feet in dimension, provided that parking stalls serving lots which contain a supermarket shall be 10 feet by 20 feet." The Applicants propose to replace the existing 60° angled parking spaces measuring 9' x 18'

in the front of the supermarket with 90° perpendicular parking spaces measuring 9' x 18'. Thus, the Applicants do not seek to change the dimensions but only the angle of the exist parking spaces. If the size of the parking spaces was required to be increased to 10' x 20', the Applicants would either have to lose parking spaces, reduce the size or number of landscaping islands or reduce the two-way aisle width. The Board finds that all of the alternatives are undesirable and that the literal enforcement of the parking space size requirements is impracticable and would exact undue hardship upon the Applicants based upon the peculiar conditions pertaining the land in question and the existing improvements located thereon. By reason of the foregoing, the Board finds that a waiver from the parking size requirements is warranted. With respect to the remaining existing parking spaces on the site, the Board finds that such spaces are a pre-existing condition.

17. The proposed site plan reduces the impervious surface coverage from 296,992 sq. ft. (83.4 %) coverage to 291,951 sq. ft. (82%) as a result of the proposed installation of landscaped planting islands. Nonetheless, the proposed impervious surface coverage exceeds the maximum permitted coverage of 80% (284,899) pursuant to Section 101-8 Sch IV-2 of the Zoning Ordinance. The Board finds that any further reduction in the impervious surface coverage would require the loss of parking spaces. By reason thereof, the Board finds that the benefits derived by granting a variance from the impervious surface coverage requirements would outweigh any detriments pursuant to N.J.S.A.40:55D-70(c)2. Moreover, by reason of the proposed reduction in

impervious surface coverage, the Board finds that the foregoing variance from the impervious surface coverage requirements of the Zoning Ordinance can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance.

18. Pursuant to 101-36 Attachment 6 of the Zoning Ordinance, the maximum size of a wall sign within the B-1 district is 40 square feet with a maximum of two wall signs per tenant. The Applicants propose two wall signs consisting of a Lidl logo sign measuring 63.35 sq. ft. and a "Food Market" sign measuring 61.14 sq. ft. These signs will replace an existing wall sign for "Acme" measuring 90 sq. ft. Although each of the proposed wall signs is smaller in size than the existing "Acme" sign, their combined square footage is in excess of the "Acme" sign. The proposed Lidl supermarket is set back from Kinderkamack Road approximately 218 feet (where only 20 feet is required) and occupies a façade length of 144.3 feet (not including the proposed retail sub-tenanted façade length of approximately 70 feet). By reason of the façade length which is proposed to be occupied by Lidl and the large setback from Kinderkamack Road, the Board finds and concludes that the strict application of the size limitation of signs would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the Applicants and that a variance from such strict application of the size limitations would relieve such difficulties or hardship. Moreover, by reason of the large setback from Kinderkamack Rd., the Board further finds that such variance

may be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan or zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, by virtue of the foregoing, that the BOARD hereby grants the Applicant's requested Preliminary and Final Site Plan approval, all subject to the conditions hereinabove set forth and the following express conditions:

A. The Applicants shall be required to execute a Developer's Agreement in a form acceptable to the Planning Board and the Mayor and Council of the Borough of Park Ridge, said Agreement to be prepared by the Board's Attorney at Applicant's cost and expense.

B. The Applicants shall be required to furnish performance bonds, maintenance guarantees and cash deposits in accordance with the Subdivision and Site Plan Review Ordinance of the Borough of Park Ridge in amounts to be determined in accordance therewith and upon consultation with the Board Engineer.

C. All improvements to be completed in connection herewith shall be in accordance with all development application proceedings and evidence submitted to the Planning Board and in compliance with the requirements of all Borough Ordinances and other requirements as may be imposed by the Board Engineer. Specifically, the applicant shall comply with the following conditions:

1. With respect to the construction and installation of the generator and trash enclosure, construction details of both the generator and the trash

enclosure shall be furnished to the Board's Engineer for review and approval.

2. With respect to the traffic circulation plan, Applicants shall submit to the Board's Engineer for review and approval a truck movement circulation plan and shall comply with the recommendations contained in a report from Police Chief Joseph Madden by email dated June 4, 2020, with the exception of the recommendation that the existing angled parking be retained. Applicant shall also install signage directing that employee parking only shall be to the rear of the stores.
3. With respect to noise, Applicants shall comply with the following requirements:
 - a. The noise level emanating from the proposed generator measured at the rear property line shall not exceed 50 dB or exceed the noise level permitted under the regulations promulgated by the NJ Department of Environmental Protection, whichever is less.
 - b. The Applicants shall install such noise baffling or take such noise attenuation measures so as to ensure that the noise level emanating from the proposed generator as measured at the rear property line does not exceed 50 dB or exceed the noise level permitted under the regulations promulgated by the NJ Department of Environmental Protection, whichever is less.

c. If such noise baffling or noise attenuation measures require the increase in the height of the fence enclosure or requires a substantial redesign or relocation of same, the Applicants shall resubmit a revised site plan application for the Board's approval. The Board's Engineer shall be permitted to approve minor variations in the location of the fence enclosure.

d. In the event the noise level exceeds the limit provided herein, the Applicants shall turn off the operation of the generator until the required noise attenuation measures are completed to reduce such noise level to the permitted level set forth herein.

e. The results of any required noise measurements, taken after the generator is installed and operational, must be submitted to both the Park Ridge Building Department and to the Board Engineer to confirm compliance with the maximum noise level at the rear property line.

f. The generator shall not be tested more than once a week, Monday through Friday, and not earlier than 11:00 a.m. or later than 3:00 p.m.

4. With respect to landscaping, the Applicants shall, in addition to the landscaping shown on the landscaping plan, add an additional Green Vase Zelkova tree to each of the four landscaped end islands and shall add new topsoil to a depth of 30" in landscaped areas, replace cedar

mulch with hardwood bark mulch and provide a 2 year guarantee for plantings.

5. The Applicants shall comply with the requirement of a soil moving permit, add the required signature lines to the site plan, provide construction details for the guiderail, wall, heavy duty concrete, fencing and bollards, and comply with NJDEP quantity, quality and recharge requirements as applicable for the proposed improvements.
6. The Applicants shall comply with the requirements contained in the report from the Fire Department and the Fire Prevention Bureau requiring the marking of additional fire lanes and zones and shall incorporate the revised fire lane exhibit onto the approved site plan.

D. Applicants shall be required to pay all professional fees, escrows and bonds in a timely manner.

E. Applicants shall complete all improvements in accordance with the aforementioned development application proceedings as well as in compliance with all other applicable Borough Ordinances.

F. Applicants shall secure all necessary approvals, if not previously secured, including but not limited to the County of Bergen, the Bergen County Planning Board Approval, the Bergen County Soil Conservation Board Approval, NJDEP and any other required governmental approvals. In the event any agency requires modifications to

the Site Plan approved herein, Applicant shall be required to return to the BOARD for the approval of such modifications.

G. Applicants shall provide soil moving calculations to the Board's Engineer for review and approval and submit an Application for Soil Moving to the Building Department, as required.

1. The Applicants shall not move any soil to or from the site without first submitting to the Board Engineer and to the Borough Police Chief a written plan detailing the manner in which soil will be moved to or from the site, the dates of soil movement, and the routes to be taken by vehicles removing the soil. No soil shall be brought or removed from the site unless and until the Applicants receive approval from the Board Engineer and the Police Chief for the Borough of Park Ridge with respect to said plans.
2. Applicants shall also comply with any and all conditions or requirements imposed by the Board Engineer with respect to erosion control, truck cleaning, or any other soil movement requirement she may deem necessary. These requirements may include specific conditions with regard to the maintenance of the vehicle tracking pad on the site and with respect to the cleaning of Borough Streets, if required by the Board Engineer.

3. Applicants shall also move soil from the site in trucks filled to such weight as is deemed appropriate after consultation with the Board Engineer. If the Board Engineer determines that vehicles should not be filled to capacity so as to minimize the possibility of damage to Borough streets, Applicant shall comply with said requests. In the event Applicants cause any damage to the street, Applicants shall provide repairs to same or compensate the Borough for the costs of any repairs.
4. Applicants shall not move more soil to or from the site than as set forth in reports issued to the Board Engineer.
5. Applicants shall specifically comply with all soil movement and soil control requirements as set forth by the Board's Engineer.
6. Applicants shall pay all required soil moving fees and post any required bonds.
7. The Applicants shall be responsible for ensuring that any and all soils imported to the site are certified clean soils as identified by the current NJDEP Residential Standards, with a copy of the said certification provided to the Building Department and the Board's Engineer for all soils. No approval for a Certificate of Occupancy or Construction Completion will be provided without this certification.

AND BE IT FURTHER RESOLVED, in accordance with N.J.S.A. 40:55D-51, that waivers are issued from the following site plan requirements as set forth in the within resolution and as shown on the approved site plan:

- A. Section 87-43(c)2 - Minimum parking stall size to permit spaces of 9' x 18'.
- B. Section 87-44B - to permit only two loading berths

AND BE IT FURTHER RESOLVED, pursuant to N.J.S.A. 40:55D-70(c)1 & 2 , that the following variances are granted from the Zoning Ordinance as set forth in the within resolution and as shown on the approved site plan:

- A. Section 101-8 Sch IV-2 - to permit impervious surface coverage of 291,951 (82%)
- B. Section 101-36 Attachment 6 - to permit a logo sign measuring 63.35 sq. ft and "Food Market" sign measuring 61.14 sq. ft.

Introduced by: Robert Metzdorf (tt)

Seconded by: Donald Schwamb (td)

Ayes: 4

Nays: 0

Abstentions: 0

Dated: 8-12-2020

<p style="text-align: center;">EXHIBIT LIST</p> <p style="text-align: center;">BOROUGH OF PARK RIDGE PLANNING BOARD</p>

APPLICANT: PB 20-01

ADDRESS: 199 Kinderkamack Road

BLOCK: 1406 LOT: 1,2&3

ZONE: B1

EXHIBIT:	ITEM NO.	DATE:
Application	1	4/30/2020
Owners (Applicant) Certification	2	4/30/2020
Certification of Payment of Taxes	3	4/30/2020
Bergen County Department of Planning & Engineering letter	4	5/6/2020
Proof of Notice	5	7/7/2020
Proof of Publication	6	7/7/2020
Park Ridge Police Review Letter #2	7	6/26/2020
Neglia Review Letter - Engineer	8	7/1/2020
Burgis Review Letter - Planner	9	7/2/2020
Park Ridge Fire Dept./Fire Prev. #2	10	7/7/2020
Park Ridge Police Review Letter #1	11	6/4/2020
Park Ridge Fire Dept./Fire Prev. #1	12	6/2020
Existing & Proposed Front Perspective Marked 6/9/2020	A1	7/8/2020
Sign Variance Plans Revised 6/17/2020	A2	7/8/2020
Ridgemont Site Layout Plans	A3	7/8/2020
Colorized Site layout Plan	A4	7/8/2020
Fire Lane Layout Exhibit	A5	7/8/2020

**AGENDA
BOROUGH OF PARK RIDGE
PLANNING BOARD
SEPTEMBER 9, 2020 8:00PM
VIRTUAL MEETING**

PETER VON BRADSKY
MAYOR KEITH MISCIAGNA
JESSICA MAZZARELLA
COUNCILMAN ROBERT METZDORF
MARK BISANZO
DONALD BROWNE

RAY MITAL
DONALD SCHWAMB
STEPHEN JOBST
RON EPSTEIN

MEETING CONVENES

OPEN PUBLIC MEETINGS ACT COMPLIANCE STATEMENT

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

August 12, 2020

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS

NEW APPLICATION

APPLICATION #PB20-02
Louis & Barbara Chiellini
22 Ruth Place
Block 707 / Lot 3
Minor Subdivision

BOARD DISCUSSION

ADJOURN