

**BOROUGH OF PARK RIDGE
PLANNING BOARD
MARCH 8, 2023 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 stand and recite the Pledge of Allegiance.

Swearing in of new appointments

The following member was sworn in by Attorney Brian Giblin:

Class II Member:

Jessica Mazzearella (term ending December 31, 2023)

Roll Call Board:

Mayor Keith Misciagna	Absent
Councilman Greg Hoffman	Present
Ms. Jessica Mazzearella	Present
Mr. Mark Bisanzo	Present
Mr. Robert Metzdorf	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present
Mr. Peter Von Bradsky	Present

Also Present:

Mr. Brian Giblin	Borough Attorney
Ms. Tonya Janeiro	Board Secretary
Mr. John Dunlea, Neglia Engineering	Engineer

Approval of Minutes

The minutes of January 11, 2023 were approved on a motion from Mr. Metzdorf, seconded by Mr. Schwamb, and carried by all members eligible to vote.

Open to the public for non-agenda items

No members of the public choose to speak.

BOARD DISCUSSION

Cursory Review - PB23-2

Board of Education

2 Park Avenue

Block 1601 / Lot1

Locker Room Addition

Architect, Mr. Joshua Thompson, from the firm Parette Somjen Architects presented the cursory review for the Park Ridge Board of Education.

Mr. Thompson spoke about the proposed addition to the Park Ridge High School. The addition will be on the school's gymnasium.

The construction would be on the rear of the building. The gym level is located one level below Pascack Road.

Currently there is a big size disparity in the boy's locker room and girl's locker room. Once the construction is completed, the locker rooms will be identical in size. The former girl's room will be converted into a weight room. The new weight room will be three to four sizes larger than the existing weight room.

The total construction will be 11,500 sq. ft., but the actual footprint of the addition will be 4,000 to 5,000 sq. ft.

The construction will be concurrent during the school year.

Currently the plans are still in design. Mr. Thompson spoke about where the proposed dry wells will be located on the baseball field.

Mr. Mital spoke about his concerns with the dry wells being located on the baseball field and the potential of future storms washing away the dry wells. Mr. Dunlea asked if he can review the proposed drainage plan prior to construction.

Mr. Schwamb asked how high the building will be. Mr. Thompson replied it is currently approximately thirty-five feet. From Pascack Road the addition will not be seen.

The roof will be a metal curved roof.

Chairman Von Bradsy asked Mr. Giblin to explain a cursory review. Mr. Giblin said the Planning Board has no authority to approve or deny an application. A requirement of the State Board of Education is they need to confirm that the application has been presented to the local Planning Board.

A letter dated March 8, 2023 (attached) from the Board Engineer, Mr. Dunlea from Neglia Engineering, was discussed. Mr. Thompson spoke about item #3 regarding percolation/permeability. He said they have already completed testing and just received the report today.

A discussion was had pertaining to the location of proposed baseball field. Many members felt it was best to rotate the location of the field so the façade of the building would be protected.

The addition is being designed with the potential for a future second floor.

This project is set to go out to bid in April, with an award in May. The contractor will then have some time to pull permits and construction should be set to begin at the end of June or beginning of July. The time estimated for the completion of the project is 13 months.

No locker rooms will be available during the construction. Discussions are taking place now on how the school will handle the lack of locker rooms. Some ideas were to rent trailers for locker rooms or to not have the students change for gym. Mr. Metzdorf asked if there will be an impact to the gym during construction. Mr. Thompson replied there will only be an impact to circulation, but they are working with the fire official now and discussing different options.

Chairman Von Bradsky asked if any of the new proposed lights would have any impact to the neighbors. Mr. Thompson showed on the plans where the proposed lights will be installed. All proposed lights will be downlights.

Mr. Dunlea suggested sport netting to protect the façade of the building.

Chairman Von Bradsky commented that he had some concerns with the location of the baseball field and the locations of the seepage pits.

Councilman Hoffman asked what the budget of this project is. Mr. Thompson replied \$5 million with all funds coming from the Board of Education budget.

Mr. Dunlea asked about the location of the mechanical equipment. Mr. Thompson said currently the mechanical equipment is housed in a closet. They do not want to relocate to the roof due to the future second floor addition. Mr. Dunlea commented that if outside, all mechanicals must be properly screened.

Mr. Hoffman inquired about the current footage of the boy's locker room.

Mr. Bisanzo asked about the proposed enrollment with the Sony property being developed. Mr. Thompson said the Board of Education is having studies completed to find out these numbers. The proposed locker room addition is oversizing the locker room by 10-20%.

The funds are not available to build the second floor at this time and it is not simple to obtain funds. In order to receive state aid, you need to prove the need. Construction will need to begin prior to funds being given. Or you would need to go through a referendum.

Councilman Hoffman asked if the second floor was built, how many classrooms would be added. Mr. Thompson commented four or five classrooms.

The Park Ridge Planning Board approves the proposed addition to the Park Ridge High School, but would like to make the following recommendations:

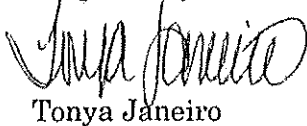
- Requests the Board of Education professionals submit their drainage, stormwater calculations and dry well information to the Board Engineer.
- Rotate the ball field location to protect the façade of the building and the players.
- Requests the applicant's professionals ensure that the proposed lighting for the project does not interfere with the adjacent properties.

Board Discussion

Ms. Janeiro announced that the April 12, 2023 Planning Board meeting will be cancelled. The next Planning Board meeting will be on May 10, 2023.

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

Respectfully Submitted,



Tonya Janeiro



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**Proposed Improvements for the Park Ridge Board of Education – Locker Room Addition at Park Ridge High School
2 Park Avenue, Block 1601, Lot 1, Park Ridge, New Jersey 07656**

MEMORANDUM – Courtesy Review of Architectural Plan Set Submission

To: Borough of Park Ridge Planning Board
Cc: Tonya Janeiro, Planning Board Secretary
From: John J. Dunlea, P.E., Planning Board Engineer – The Neglia Group
Date: March 8, 2023 **Neglia File #: PKRDADM23.001**

As requested, we have completed a courtesy review of the recently submitted plans related to the addition at Park Ridge High School. The submittal included the following documents:

- An unsigned and unsealed architectural plan set, consisting of three (3) sheets, entitled “Proposed Improvements for the Park Ridge Board of Education: Locker Room Addition at Park Ridge High School, 2 Park Avenue, Park Ridge, NJ 07656, Block 1601, Lot 1,” prepared by Parette Somjen, dated February 24, 2023.

Our recommendations / comments related to the submitted architectural plan set are included below:

1. The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring or public properties during construction.
2. Based upon the submitted plans, as compared to aerial imagery of the site, it appears that there will be a minor increase in site impervious coverage. The Applicant shall provide pre- and post-construction impervious coverage calculations for review. Based upon the net increase in impervious coverage, the Applicant may be required to provide on-site stormwater storage volume equivalent to a two (2) inch rainfall over the net increase in impervious area. Confirmation with respect to the same shall be provided at the Board hearing.
3. The design and construction of seepage pits or recharge basins shall conform to the New Jersey Stormwater Best Management Practices Manual’s Standard for Infiltration Basins. The Following comments pertaining to the same shall be addressed prior to construction, if granted approval:
 - Testing:
 - The Applicant shall perform a percolation/permeability test in the vicinity of each proposed infiltration measure to determine percolation rates AND the seasonally high-water table of the subsoils below.
 - The Applicant shall notify Neglia a minimum of 48 hours in advance of this testing so that a representative of our office may be present for the testing, as required.
 - The Applicant shall provide a signed and sealed copy of all testing results and information prepared by a Licensed Professional Engineer to the Building Department, who will subsequently issue them to Neglia for review.

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- Design:
 - The bottom of the infiltration structure or stone, where applicable, shall be no less than two feet above the seasonal high groundwater table or bedrock.
 - The tested percolation rates shall be a minimum of 1.0 inches per hour, per NJDEP guidelines. Design percolation rates shall include a factor of safety of two for a design percolation rate of 0.5 inches per hour.
 - The Applicant shall provide calculations verifying that all proposed seepage pits will fully drain within 72 hours.
 - Should percolation testing yield unacceptable results, the Applicant shall provide a revised design which does not rely on infiltration.
- 4. The Applicant shall provide the locations of proposed roof drains. We strongly recommend that all roof drains tie into the existing/proposed subsurface conveyance system.
- 5. The Applicant shall provide information related to any proposed lighting.
- 6. The Applicant shall provide testimony addressing the location of any proposed mechanical equipment (HVAC, generators, meters, etc.). The Applicant shall ensure that said equipment is adequately screened.
- 7. The Applicant shall ensure that all disturbed work areas are stabilized with topsoil, seed, hay, and straw mulch to ensure lawn growth.
- 8. The Applicant is advised that should the limit of disturbance exceed 5,000 square feet, the Applicant shall apply for and obtain approval from the Bergen County Soil Conservation District.
- 9. The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties, during and after construction. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. Any damages incurred to surrounding public or private property as a result of construction shall be repaired by the Applicant. The Applicant shall revise the plans to include notation indicating the same.
- 10. The Applicant is 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 Neglia for all soils.
- 11. The Applicant shall obtain any and all approvals required by outside agencies, including, but not limited to, the NJDOT, NJDEP, BCUA, Bergen County, and Bergen County Soil Conservation District. It is the Applicant's responsibility to determine what outside agency permits are required.