

BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES

JULY 21, 2008

PLEASE TAKE NOTE:

ON MONDAY , JULY 21, 2008, THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING IN THE COUNCIL CHAMBERS, MUNICIPAL BUILDING, 280 GODWIN AVENUE, MIDLAND PARK, NJ. THE WORKSHOP BEGAN AT 7:30 PM AND THE FORMAL MEETING BEGAN AT 8:05 P.M.

WORKSHOP:

MARLOW PARK LLC- Block 26 Lots 4, 5 & 7.04- 445 Godwin Ave- Thomas Buonocore, Esq. discussed status of pending application for preliminary and final sub-division. Applicant wishes to sub-divide a parcel from the whole site. There is an existing barn which is not being used and landscaping business in the rear of the building. The Board discussed the revised check lists submitted. The Board requested a separate list of requested waivers be submitted as an attachment to the application. Application is unusual as the applicant is not using the parking area but there is a common access with an existing lot; applicant is not asking for a use for the property. Variances are being created by the lot line proposed for this sub-division by maintaining the pavement in the current location; variance has been identified and requested for this application. Board discussed application process; the Board engineer will make the determination of application completeness considering the waivers list which will be submitted.

VFW POST 7086- Block 27 Lot 11.02- 28 Faner Rd.- Veteran's Bldg.- Mr. Hank Douma, Commander VFW Post 7086. Mr. Douma wanted to know what would be required to pave their parking lot which is currently old pavement and gravel. They have removed some trees on the property to expand their parking area. They have put up a retaining wall on the left side of the property next to an embankment. They have placed berms along the back, left and right side of the property. Mr. Rigg did not comment on this application as he resides within 200' of the property. Board advised that a site plan waiver application can be submitted and that their current survey may be submitted along with the plan.

150 GODWIN AVE-Block 17 Lot 3.01- Donna Hoitsma, owner of a two-family house at 150 Godwin Ave. Proposes to install a fence; property is located in the B-1 zone. Property borders auto body shop on the side and residential in rear. Site plan waiver application may be submitted for installation of a fence. Applicant to supply details of fence height and location with application.

FORMAL MEETING

READING OF THE OPEN PUBLIC MEETINGS ACT

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mr. Kent Rigg, Chairman	present	Ms. Michelle Dugan	absent
Councilwoman Nancy Peet	present	Ms. Stephanie Pantale	present
Mayor Joseph Monahan	present	Alt. #1 Jeffrey Bulick	absent
Mr. Michael Rau	absent	Alt. #2 (vacant)	-----
Mr. David Wostbrock	absent		

Minutes of the 6/16/08 meeting were approved.

D. Siss, Board Attorney was present on behalf of the Board.

ZONING CERTIFICATE:

Wellness Center/ Meng Zhang- Block 40 Lot 1.02- 17 Central Ave- Board discussed parking and proposed use vs previous use.

PUBLIC HEARINGS:

BASELINE ASSOCIATES- Block 17 Lots 22 & 23- 199-207 Franklin Ave- The Board did not have a quorum to hear this application and the applicant was so advised. Motion by Ms. Pantale to carry application to the August meeting, seconded by Ms. Peet; all voted in favor except Mayor Monahan who did not participate in this application.

RESOLUTIONS-

FAIRWAY ESTATE NURSERY & GARDEN CENTER, LLC / SCOTT C MEYER- Block 19 Lot 3.01- 11 Paterson Ave. A revised site plan dated 6/18/08 was submitted. Board discussed the fact that the trellis structure is still standing in conflict with the site plan submitted which has eliminated the structure. Board discussed signs noted on the site plan; Atty. Siss advised that the signs may remain only if they are in compliance and are approved with permits. Plans to be reviewed by LAN Assoc. for sign compliance and parking space calculations including the total parking space count including upper lot and analysis to show how parking was reduced to 84 spaces. Board requested that John Wittekind be advised to ensure that the trellis is removed and in compliance with site plan approval. LAN Assoc. review should comment that the sign designated, 2 x 6 sign at the old trellis site, is to be removed if a permit was not obtained for it. Site Plan presented does not meet all conditions of approval. Motion to approve resolution by Ms. Pantale, seconded by Ms. Peet; all voted in favor.

COMMUNICATIONS:

PENDING APPLICATIONS- Board discussed pending applications awaiting hearings. Board Secretary to research availability of Board members for a special meeting proposed for Monday, September 8, 2008.

Meeting was adjourned at 8:40 PM

Respectfully submitted,

Janet Giardino