

**BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES**  
**DECEMBER 20, 2010**

PLEASE TAKE NOTE:

ON MONDAY , DECEMBER 20, 2010, 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: 07 P.M.

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**WORKSHOP:**

Riondo USA- Block 26.01 Lot 32- 23 Birch St.- Vince Francis, contractor, proposes to add new office space to existing area. Board discussed tenant list / table supplied by building owner. Board reviewed survey/site plan from files. Additional parking is required for the increase in office space of approx. 300 sf. A variance would be required. Board would require further information from the building owner re: tenant/use/number of employees and parking requirement; table submitted should be amended to include number of employees for office and warehouse and number of parking spaces required. Table should also include the warehouse category for each unit. Analysis should match the designated units on the floor plan that was provided. Board advised applicant to provide Code Enforcement Officer with more complete parking analysis for his determination of parking compliance.

Proposed changes to Zoning Ordinance- Board reviewed proposed changes and commented on suggested changes or corrections. Front landings/steps: specify elevated landing pad, definition of portico. Pods: cannot be located in the front yard unless it is on the driveway, procedure and fees. Buffer requirement: change from percentage of length and width to set distance. Bulk requirement table: note 2, text needs to change to include all non-residential lots adjacent to residential. Parking requirements by use: discussion of quick service restaurants, notes 4 & 6 should be merged, note #5 revise to "one per every 72 linear inches of bench, note #5 should be placed on the line "Churches and Other Places of Worship".

64 Godwin Avenue- Block 6 Lot 19.02- Anthony & Dorothy LaRusso, owners of property, submitted a survey, no changes are proposed for property. Parking is in the back but it is not striped. There are four parking spaces and there is an ability to drive thru to adjoining property on the left but there is no formal agreement for cross use. Board accepted the survey, dated 10/25/10, in lieu of an approved site plan for purposes of zoning certificate approval for similar type uses with no increase in parking requirement.

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**FORMAL MEETING**

**READING OF THE OPEN PUBLIC MEETINGS ACT**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

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

Richard Wostbrock of LAN Associates, Board Engineer and Darryl Siss, Board Attorney, were present on behalf of the Board.

Minutes of 11/15/10 meeting were approved.

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**ZONING CERTIFICATES:**

Dr. Konigsberg- 600 Godwin Ave- Block 42 Lot 7- Mark Infante, owner of building, testified that Dr. Evangel, previous tenant, was approved for one doctor and four assistants. Dr. Konigsburg will be less intense use; one doctor with three assistants, taking over Dr. Evangel's previous space; same square feet. Dr. Evangel's zoning certificate was approved for seven parking spaces. Motion by D. Wostbrock to approve zoning certificate, on the condition that he is replacing an existing approved doctor, within the same square footage, seconded by Mayor Monahan; all voted in favor.

Brownstone Mill- Block 19 Lot 3.01- 11 Paterson Ave- D.Wostbrock, board member, R. Wostbrock, board engineer, and D. Siss, board attorney recused themselves due to conflict. Zoning certificate application for upper parking area, request for approval for area to be used for parking; no change to site is proposed, continuation of use which has existed for the last 35 years. Site Plan approval did not include this portion of the property. Applicant is requesting an acknowledgement of previous and approval for continued use. Easement for sewer authority does not allow paving, fence along street is owned by the Borough and the brook is directly behind it. Board reviewed prior approved site plan; this area is not detailed on the plan. Borough attorney, Bob Regan, will be retained to give the Board direction and advice. Applicant wants the previous use of parking on record; no changes are proposed. Area is broken up macadam; old pavement. Board question: if intent is to recognize on-going use; what vehicle is necessary; letter in file, zoning certificate or site plan. Motion to refer to B. Regan for determination as to procedure for memorializing the acknowledgement of the addition of this area to the site plan on file, in its unimproved state, for the purposes of parking, seconded by Mr. Bulick; all voted in favor. D. Wostbrock and R. Wostbrock returned to dais.

Marchell McQueen Boutique- Block 4 Lot 1- 12 Godwin Ave- Brian Crispano, owner of property, proposes a retail store, previous tenant was a carpet store. There is no approved site plan on file. Two parking spaces are dedicated to space; continuation of similar retail use. Motion by D. Wostbrock to accept survey dated 8/18/10 as existing conditions, to be accepted in lieu of an approved site plan for the purpose of zoning certificate approval, and approval for the retail space that fronts Godwin Ave., seconded by Mayor Monahan, all voted in favor.

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**PUBLIC HEARINGS:**

SPRINT/NEXTEL- Block 26.01 Lot 1.02- 20 Greenwood Ave- Applicant requested adjournment. Motion by Mr. Rau to carry application to January 24, 2011, no further notice required, seconded by Ms. Peet; all voted in favor.

TDC TIRE LLC- Block 4 Lot 1 – 12 Godwin Ave- Brian Crispano, owner of property, site plan waiver for installation of a storage container required by the Fire Official and fence . For the record, report by Police Chief and Construction Official dated 11/9/10 and LAN Assoc. letter dated 10/20/10. R. Wostbrock advised that container is temporary and not a fixed structure which would need to meet the requirements of accessory structure; temporary in that it could be removed if the use is removed. No variances are required; no changes to parking or building. Motion to grant site plan waiver by Mayor Monahan, mandated by the fire official, subject to removal upon change of use or condition that tires are no longer required to be stored, seconded by Ms. Peet; all voted in favor.

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**COMMUNICATIONS:**

FIRST CHURCH OF CHRIST, SCIENTIST- Block 20.09 Lot 3 - 259 Godwin Ave- Board discussed status of job site, drainage plan needs to be submitted.

Schedule of Meetings- 2011- motion to approve by D. Wostbrock, seconded by Ms. Peet; all voted in favor.

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Meeting was adjourned at 9:37  
Respectfully Submitted,  
Janet Giardino