

BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES

JANUARY 27, 2020

PLEASE TAKE NOTE:

ON MONDAY, JANUARY 27, 2020 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 MEETING BEGAN AT 7:30 P.M.

SUNSHINE LAW STATEMENT: This meeting is being held in accordance with the Sunshine Law, notice having been published according to law with a copy on file in the Borough Clerk's Office and a copy posted on the bulletin board in the Municipal Building.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mr. Kent Rigg, Chairman	present	Ms. Stephanie Pantale	present
Councilman Ken Kruis	present	Ms. Ester Vierheilig	present
Mayor Harry Shortway, Jr.	present	Alt. #1 Tim Omelianuk	present
Mr. Michael Rau	present	Alt. #2 Robert Mulder	present
Mr. David Wostbrock, Vice-chair	present		

D. Siss, board attorney, D. Becker, acting board attorney and E. Boe, board engineer, were present on behalf of the board.

REORGANIZATION:

Meeting turned over to Atty. Siss for reorganization. Mr. Wostbrock, Mr. Rau and Mr. Mulder were sworn in. Mr. Wostbrock nominated Mr. Rigg for chairperson, seconded by Ms. Pantale; all voted in favor. Meeting turned over to Chairman Rigg. Ms. Pantale nominated Mr. Wostbrock for vice-chairperson, seconded by Mr. Rau; all voted in favor. Ms. Vierheilig nominated Ms. Giardino as secretary, seconded by Ms. Pantale; all voted in favor. Motion by Mr. Wostbrock to appoint Darryl Siss for board attorney, seconded by Councilman Kruis; all voted in favor. Motion by Ms. Vierheilig to appoint LAN Assoc. for board engineer, seconded by Mr. Rau; all voted in favor.

Minutes of 12/16/2019 were approved.

ZONING CERTIFICATES:

Greg's Coachworks, LLC- 278 Greenwood Ave- BL 50 LT 13- Gregory Hellstern of Greg's Coachworks, LLC. Proposed use is automobile repair. The board discussed a report from the zoning officer questioning the number of vehicles that will be on site and where they would be stored; Mr. Hellstern stated the cars would be stored inside the building and there will be 6-8 vehicles. The board discussed the need to update the submitted site plan that is dated 1963; the landlord agreed to submit an updated site plan within 60 days. If there have been any significant changes to the site plan action will be taken by the board at that time. Motion by Councilman Kruis to approve the zoning certificate with the stated conditions, seconded by Mr. Wostbrock; all voted in favor.

Prospect Engineering P.C. - 80 Greenwood Ave- BL 36 LT 4.01 - Justin Kim of Prospect Engineering P.C. Proposed use is concrete testing lab. The board questioned how used concrete materials would be disposed of; Mr. Kim will remove all materials using his personal vehicle. The board questioned type of equipment being used in the testing process. Motion by Mr. Wostbrock to approve zoning certificate, seconded by Mr. Rau; all voted in favor.

PUBLIC HEARINGS:

245-255 Greenwood Ave, LLC –245-255 Greenwood Ave BL 49 LT 1.04 – Atty Siss advised notices are in order. Atty Bruce Rosenberg represented applicant; reviewed proposed plan that includes a fence down middle of property to divide existing tenant (Perennial Landscape) with proposed tenant (Zuidema Inc.). Atty. Siss entered for the record LAN letter dated 7/2/19 revised 10/30/19, Police Chief memo stamped 11/18/19, Fire Prevention memo stamped 7/9/19 – DPW memo requesting change of driveway entrance material. David Zuidema, property owner, sworn in. Atty. Rosenberg stated Zuidema Inc. is to occupy southern portion of property. Neither tenant will have outdoor storage of any materials; no port-o-johns to be stored on property; 11 parking spaces that exist along Greenwood Ave in right of way are to be eliminated. David Zuidema stated he plans to use the garage to be used to store 3-5 trucks in the winter months, November – February. He also intends to lease property from the railroad at the rear of the site and proposes to place a storage shed in that area. Mr Zuidema does not intend to run a business from his portion of the site as site is to be used for storage. Meeting open to public, with none, meeting closed to public. Mr. William Page, professional engineer 6 Forest Ave, Paramus NJ sworn in and accepted as expert.. Exhibit A-1, existing conditions plan dated 10/31/19, 1 page and exhibit A-2, proposed site plan, dated 10/31/19, 1 page. Mr. Page reviewed revised plans; shows 4 foot high fence to divide property, landscaping, eliminating parking spaces on Greenwood Ave, new on-site parking spaces including ADA parking, moveable gates on both sides, area in rear is leased from railroad with small shed to store tools. 2 pse&g owned utility poles, that could be used for lighting, however no lighting is proposed at this time. Parking lot surface is to remain the same and impervious coverage reduced by approx. 500 square feet. Board questioned - will there be changes to utilities, storm water flow, is a dumpster to be added, is any signage proposed, and how trash will be disposed of. Board discussed changes to proposed gravel entrance; DPW suggested concrete or asphalt. Mr. Page stated that a dumpster will be on-site and a private hauler will remove garbage. Small proposed shrubs are along the inside of the proposed four foot fence. Board questions – How high and wide are the entrance gates – 6 foot high locked electric sliding gates on both sides; no new variances. The shed on rear property to be moved from sideline to meet requirements. There is an existing 6 foot to 2 foot graduated height fence on right side of property. Board questioned the existing drain on property; there are no proposed changes to buildings and no changes to storm water flow. The property is not located in a flood zone. Detailed construction drawings to be provided for the new driveway entrance. No changes to parking lot surface proposed. Enclosure for proposed dumpster is required and will be provided; chain link fencing proposed. Eric Boe stated with changes including walkway, driveway and shed they must maintain a net zero coverage. Board questioned if existing front yard parking to be eliminated can be replaced with some landscaping; applicant agreed to add landscaping in available open spaces. Eric Boe stated there is no proposed lighting, shed will be moved to comply with required setbacks and dumpster will be screened. Board questioned location of garage doors to determine landscaping placement and building access. A design waiver will be required for less than 15% of landscape area. Meeting open to public, with none, meeting closed to public. Atty. Rosenberg summarized. Motion by Ms. Vierheilg to approve application with the following conditions, 2 driveways will be paved or concrete and not crushed stone, shed to be moved to meet setback requirements, dumpster to be screened, landscaping as detailed, added walkway to shed, waiver for lighting as it exists, and existing non-conforming conditions, seconded by Mr. Wostbrock; all voted in favor.

RESOLUTIONS:

129 Godwin Ave, LLC/Starbucks – BL 20.01 LT1 – approved

COMMUNICATIONS:

Area traffic & parking study – Board discussed concerns regarding traffic and parking surrounding the new Starbucks site at 129 Godwin Ave. A motion was approved to request that the borough council perform an independent study of the area, board secretary to relay request to borough council

First Hartford Realty/CVS- 80 Godwin Ave - final site plan signature - approved

Englewood Warehousing 3 LLC – 268 Greenwood Ave - final site plan signature- approved

Change date of November 16, 2020 planning board meeting to November 23, 2020 - approved

Return Escrow-Gulesserian – 180 Godwin Ave-BL 17 LT 8 - \$922.78 – approved

Greenwood Ave bridge – no action required

Adopted zoning changes – Zoning committee to review nursing home parking requirements

PUBLIC HEARINGS (continued):

Airmont Acres LLC – 36 S. Rea Ave-BL 3 LT 21.01 – Kent Rigg and Darryl Siss – recused themselves due to conflict. David Wostbrock acted as chairman; David Becker acted as borough attorney. Robert Sietsma, 36 S. Rea Ave, sworn in. Requested waiver from paving rear area of lot. The lot has been a gravel without water issues for over 20 years. Meeting open to public, with none, meeting closed to public. Motion by Councilman Kruis to grant waiver with conditions of a maintenance plan, the applicants right to pave in future if desired and the boards right to request area to be paved in future if necessary, seconded by Mr. Rau, all voted in favor.

Meeting was adjourned at 8:46 pm
Submitted by: Janet Giardino