

## **BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES**

**JULY 19, 2021**

### **PLEASE TAKE NOTE:**

ON MONDAY, JUNE 21, 2021 THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING IN THE MIDLAND PARK COUNCIL CHAMBERS, 280 GODWIN AVE., MIDLAND PARK, NJ. THE FORMAL MEETING BEGAN AT 7:30 P.M.

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**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:**

Kent Rigg, Chairman	present	Mr. David Wostbrock, Vice-Chair	excused
Councilman Ken Kruis	present	Ms. Stephanie Pantale	present
Mayor Harry Shortway, Jr.	present	Alt. #1 Mr. Robert Mulder	present
Mr. Michael Rau	present	Alt. #2 Ms. Isabel Duffy	present

D. Siss, Board Attorney and E. Boe, Board Engineer, were present on behalf of the Board.

Minutes of 6/21/21 meeting – approved

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### **ZONING CERTIFICATES:**

**Noble Klass Academy – 6 Prospect St – BL 13 LT 18** – Han Chen and Justin Kim, applicants, sworn in – Applicants have been in the business for 20 years, and this is a new location. Mr. Chen expects approximately 20 students at a time, about 5 per room. 80% of the students are in High School and the rest Middle School. Board questions parking on the property; Mr. Kim does not think parking will be an issue as most students will be dropped off and picked up, and their prime time for tutoring is late afternoon, early evening, and Saturday. Mr. Chen discussed hours; During the school year they will be open Tuesday through Saturday and then during the summer they will be open Monday through Friday for summer school with possible additional classes on Saturdays. There is no assigned parking on the property for this tenant. Motion to approve zoning certificate by Mr. Mulder, seconded by Ms. Pantale; all voted in favor.

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### **NEW BUSINESS:**

**Highland School – 31 Highland Ave – BL 13 LT 3** –Peter Galasso, Principal of Highland School. Mr. Galasso would like to create an outdoor classroom. Board discussed the need for a survey and whether one has already been done or not; survey on file to show outdoor classroom is on the school property is strongly recommended. Mr. Galasso further described use– More teachers started taking their classes outside because of the pandemic in the spring and fall, not likely to be used in the winter. Classroom will be at the front of the school on the left-hand side. Location options are limited due to the rec fields, the playground and pavement areas and the large tree by the gymnasium. The design includes shrubbery and trees to make it as private as possible. Board has concerns about security issues, discussed lighting the area at night and reviewing plans with the PD. Mr. Galasso is instructed to be mindful of enclosing the area with shrubbery. Board also discussed stormwater. Per Mr. Boe, the new ordinance requires anything over 300 SF to provide stormwater mitigation, pervious pavers or a seepage pit are options. No motion required, Atty Siss to draft a letter summarizing the Board's comments.

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### **COMMUNICATIONS:**

**Bond Ordinance Review – Ordinance #13-21** – No comments.

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Meeting adjourned – 7:53 PM  
Jessica Harmon