

BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES

FEBRUARY 28, 2022

PLEASE TAKE NOTE:

ON MONDAY, FEBRUARY 28, 2022, 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.

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	present	Ms. Stephanie Pantale	present
Councilman Ken Kruis	present	Mr. Robert Mulder	present
Mayor Harry Shortway, Jr.	present	Alt. #1 Ms. Isabel Duffy	present
Mr. Michael Rau	present	Alt. #2 Mr. Bruce Goldsmith	present
Mr. David Wostbrock	present		

Attendance by Board Professionals: D. Siss, Attorney; E. Boe, Engineer

Minutes of 12/20/21 meeting – approved

ZONING CERTIFICATES:

Diana K Gibson – 11 Paterson Avenue – BL 19 LT 3.02 – Diana Gibson, Applicant, sworn in – will use the space as a workshop/artist's studio. May consider private lessons in the future. Motion to approve the zoning certificate by Mr. Mulder, seconded by Mr. Rau; all voted in favor except Mr. Wostbrock who recused.

Nature's Choice Spray Foam – 231 Greenwood Avenue – BL 28 LT 1.02 – Michael Pinto, applicant, sworn in – does spray foam insulation. The space will be used for storage of products including a propane tank for a portable heater, 15-20 drums of non-flammable material, and other supplies. Motion to approve the zoning certificate by Mayor Shortway, seconded by Councilman Kruis; all voted in favor.

American Filter & Tank – 231 Greenwood Avenue – BL 28 LT 1.02 – Seth Zuidema, property owner, appeared on behalf of the tenant; sworn in – per the lease applicant has one parking space and one guest space. Office work only for the outsourcing of filter products. Motion to approve the zoning certificate subject to receipt of a completed application by Mr. Wostbrock, seconded by Mr. Rau; all voted in favor.

The Drawing Room – 231 Greenwood Avenue – BL 28 LT 1.02 – Seth Zuidema, property owner, appeared on behalf of the tenant; sworn in – existing tenant, offering art classes. Parking requirement is included in their lease. Space is rarely occupied during the day, teaches high school students. Motion to approve the zoning certificate by Mr. Wostbrock, seconded by Councilman Kruis; all voted in favor.

Jean Claude Stone Carving – 231 Greenwood Avenue – BL 28 LT 1.02 – Jean Claude Marchionni, applicant, sworn in – is a sculptor, works along carving stone on site. Motion to approve the zoning certificate by Mr. Rau, seconded by Mr. Wostbrock; all voted in favor.

Taskin Consulting – 231 Greenwood Avenue – BL 28 LT 1.02 – Anastasia Taskin, applicant, sworn in – office space for consulting business. Uses 1-3 parking spaces for guests. Motion to approve the zoning certificate by Ms. Pantale, seconded by Mr. Rau; all voted in favor.

Academy Builders LLC – 194 Greenwood Avenue – BL 39 LT 2 – Patrick Dobbins and Steve Early, co-owners, sworn in – General Contracting/Construction Management, will be using the space for a showroom/office space and storage with a small woodworking shop in the rear. Prior work has been done in the space without building permits, which is in the process of being corrected. Mr. Berninger recommends a

90-day temporary zoning certificate to have all outstanding issued corrected and create a plan for parking; applicant and property owner have been working with the building department. Motion to approve 90-day temporary zoning certificate made by Mr. Wostbrock, seconded by Councilman Kruis; all voted in favor.

RESOLUTIONS:

ABDD V. LLC/Dunkin' – 195 Godwin Avenue – BL 20.10 LT 5.01 - approved

2022 Board Attorney & Engineer Contracts & Resolutions - approved

COMMUNICATIONS:

59 Goffle Road – BL 3 LT 10 – NJ DEP application – informational, no action.

1 Godwin Ave LLC/Sola Salon – 1 Godwin Ave – BL 3 LT 24.01 – received a compliance engineering review from LAN Associates. Informational, no action.

ABDD V. LLC – 195 Godwin Avenue - informational, no action.

Meeting adjourned – 7:57 PM
Jessica Harmon