

**BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES**  
**NOVEMBER 21, 2022**

PLEASE TAKE NOTE:

ON MONDAY, NOVEMBER 21, 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.

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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	present	Ms. Stephanie Pantale	present
Councilman Ken Kruis	present	Mr. Robert Mulder	present
Mayor Harry Shortway, Jr.	excused	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 the 9/19/22 meetings - approved

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**ZONING CERTIFICATES:**

**Meccanica LLC – 140 Greenwood Avenue – BL 36 LT 2** – Veronica Francia, owner with business partner Mariano. Machine shop specializing in custom fabrication of metal parts. Motion to approve the Zoning Certificate made by Mr. Wostbrock, seconded by Ms. Pantale; all voted in favor.

**By Kethley LLC – 11 Paterson Avenue – BL 19 LT 3.01** – Mr. Wostbrock recused himself. Kethley Parlegreco, owner – will be selling vintage furniture/accessories, and offering interior design services. Motion to approve the Zoning Certificate made by Ms. Pantale, seconded by Mr. Rau; all voted in favor except Mr. Wostbrock who recused.

**Yudin's Inc. – 301 Greenwood Avenue – BL 52 LT 1** – Bob Yudin, owner – has been renting at 301 Greenwood for storage of major appliances, expanding/subletting from the business next to them. Motion to approve the Zoning Certificate made by Mr. Rau, seconded by Councilman Kruis; all voted in favor.

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**OLD BUSINESS:**

**CLC Landscape Design – 41 Birch Street – BL 26.01 LT 31.02** – Applicant has a temporary Zoning Certificate that expired on 10/18/22. Applicant's atty is requesting a 6-month extension to allow time to negotiate with the neighbor regarding an encroachment. They would like to resolve the encroachment issue prior to submitting an updated plan. Motion to grant a 6-month extension from 10/18/22 on the temporary Zoning Certificate made by Mr. Mulder, seconded by Mr. Wostbrock; all voted in favor.

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**PUBLIC HEARINGS:**

**MJ Prospect Holdings LLC dba Ohana Dental LLC – 30 Prospect Street – BL 13 LT 1 – final site plan approval, bulk, and parking variances for a 1-story addition to a dental office** - Applicant has requested to carry to 12/19/22. Atty Siss to advise applicant if they will need to re-notice. Motion to carry this application to the December meeting made by Mr. Wostbrock, seconded by Ms. Pantale; all voted in favor.

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**COMMUNICATIONS:**

**Zoning Ordinance Review - #22-2023** – Board members feel the intent of the change to this ordinance is unclear and now reads like it makes parking a truck in any district illegal, including industrial and commercial. There is concern that it may also conflict with section 4.3 about garages and commercial

vehicles, and the addition of “non-commercial” is unclear as well. Atty Siss to write a memo to Mayor & Council advising that the ordinance may not be clearly conveying their intent and therefore makes it difficult to provide appropriate comments.

**ABDD V LLC/Dunkin’ – 195 Godwin Avenue – BL 20.10 LT 5.01** – County Planning Board letter, final approval - informational; no action taken.

**Verizon Wireless – 20 Greenwood Avenue – BL 26.01 LT 1.02** – Release of Performance Bond, Mr. Boe to review file. No action taken.

**Return of Unused Escrow – Barrister Land Development Corp – Vreeland & Franklin – BL 18 LT 9.01/9.03** – Motion to approve the refund of unused escrow made by Mr. Mulder, seconded by Mr. Wostbrock; all voted in favor.

**PSE&G Letter – Application for Extension of a Statewide Freshwater Wetlands General Permits** – Informational, no action taken.

**Retaining Walls** – Mr. Boe discussed retaining wall ordinances – when/if zoning permits are needed, what would require an engineering review, height limits for single or multi-tier walls, and setbacks. Mr. Boe to draft a suggested ordinance for the Board to review and pass on to Mayor & Council.

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Meeting adjourned – 8:04 PM  
Jessica Harmon