

BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES

APRIL 14, 2021

PLEASE TAKE NOTE:

ON MONDAY, MARCH 15, 2021 THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK HELD A TELE-CONFERENCED MEETING VIA GO TO MEETING WHICH WAS ACCESSIBLE TO THE PUBLIC BY CALLING 1-877-309-2073. 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:

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

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

Minutes of 3/15/21 meeting – approved

ZONING CERTIFICATES:

Great White Mechanical, LLC – 23 Birch St – BL 26.01 LT 32 – Dylan Neumann, applicant, sworn in – HVAC Company. Location will store materials and equipment and be an office space for staff. Mr. Neumann clarified that they are moving from another unit on the same site. Motion to approve zoning certificate by Mr. Wostbrock, seconded by Councilman Kruis; all voted in favor.

PUBLIC HEARINGS:

Mature Environments Inc, dba Mill Gardens – 36 Faner Rd – BL 27 LT 5 - Mr. Rigg recused himself due to conflict, Mr. Wostbrock acted as Chairman. Atty. Peter Jeffer represented applicant. Atty. Siss reviewed the requirements for a waiver in the site plan review ordinance. Atty. Jeffer presented the following exhibits: **Exhibit A1** –Anita Laganella Memorial Park Site Plan, sheet 1 of 3, prepared by Lapatka Associates, dated 11/17/20. **Exhibit A2** –Anita Laganella Memorial Park Landscape Plan, sheet 2 of 3. **Exhibit A3** –Anita Laganella Memorial Park Plant List/Details, sheet 3 of 3. **Exhibit A4** – LAN Associates review letter, dated 4/6/21. **Exhibit A5** – Colorized rendering of Site Plan. **Exhibit A6** - Spec Sheets for Three Tier 120V Textured Architectural Bronze light fixture and 18” Fixture Mounting Stems 0.5 NPSM Textured Architectural Bronze.

Mr. Nicholas Drivanos, Executive Director of Mill Gardens was sworn in to testify. Mr. Drivanos testified that the existing walkway is old and unsafe, they plan to enhance the area for the residents. Reviewed the proposed improvements and explained that they are reacting to the COVID pandemic, to create a better space for outdoor family visits and handle the increase in collection of materials at the dumpster area and add raised gardens that can be tended without residents having to bend over. The Board questioned if the proposed 8’ x 10’ area by the dumpster is a new area. It is an expansion of an already existing area. Witness opened to the public for questions, with none, meeting closed to the public.

Mr. Skot Koenig, Senior Project Manager at Lapatka Associated was sworn in to testify, confirmed he was involved in the preparation of the plans. Mr. Koenig used **Exhibit A5** to point out proposed changes including the expanded dumpster area, the reconstructed walkway and paver area, 2 gazebos, picnic tables, and proposed new shed. Mr. Koenig described the proposed modifications to the fire lane, they will replace the asphalt with reinforced turf, it is a product specifically designed for emergency access drives, and they

plan to meet with the Fire Department regarding this if necessary. The existing walkway will be widened from 4' to 5' which is more comfortable for two people to walk side by side. Low voltage walkway lighting as shown in **Exhibit A6** will be added, the top of each fixture is about 27" above the walk surface and all the light is controlled and downcast, and they will be approximately 12-14' between fixtures. Five benches are proposed along the walkway. Resident and staff gazebos to be compliant with setbacks and height restrictions for accessory structures. Existing trees to remain, only adding plantings at sitting areas and walkways. Existing dumpster area needs refurbishment, proposed solid wood fence would enclose both existing and proposed area with gates opening onto the cul-de-sac. Increase to impervious coverage is 1,150 S.F., not in one concentrated location to affect stormwater runoff. Structures will not exceed 16' in height, no changes to parking proposed. Total size of entire lot is 124,751 S.F. or 2.86 acres, increase in impervious coverage area is less than 1%. No light spillage onto adjoining properties, but applicant agrees to that lighting can be reviewed by the Board after construction. Board questioned the increase in impervious coverage and what the proposed coverage of the entire lot is; about 60% of the total property. Board questioned stormwater regulations, per Mr. Boe the state does not consider this a major development, but the Borough's standard would still apply, they would need some stormwater mitigation, possibly as a condition if approved. Board also asked about any additional lighting; none proposed to Mr. Koenig's knowledge. The Board discussed the possible need for seepage pits. Witness opened to the public for questions, with none, meeting closed to the public.

Meeting opened to the public for questions or comments on this application, with none, meeting closed to the public.

The Board discussed stormwater runoff concerns, the three proposed new structures to be built, lighting, fire lane and whether this application is de minimus. The Board asked how many accessory structures are allowed, Mr. Boe confirmed that it is 30%, not a specific number. Mr. Koenig proposed adding a gravel strip along the walkways for runoff mitigation rather than a seepage pit. Motion by Ms. Pantale that this application does not qualify as a waiver and needs site plan review, seconded by Mr. Wostbrock; Mr. Wostbrock, Mayor Shortway, Councilman Kruis, Mr. Rau, Ms. Pantale voted yes; Ms. Vierheilig and Mr. Mulder voted no.

COMMUNICATIONS:

Zoning Ordinance Change – Ordinance #07-21 - no comments by the Board. Motion by Mr. Wostbrock to direct Atty. Siss to advise that the ordinance is consistent with the Master Plan, seconded by Mr. Rau; all voted in favor.

129 Godwin Avenue LLC/Starbucks – 129 Godwin Ave. – BL 20.01 LT 1 – Councilman Kruis asked whether the Board can revisit the traffic study that was a part of their resolution. Atty. Siss advised he would need to clarify when the six months timing is, can have this on next meeting's agenda.

Meeting adjourned – 8:37 PM
Jessica Harmon