

BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES

MAY 17, 2021

PLEASE TAKE NOTE:

ON MONDAY, MAY 17, 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	excused
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 4/19/21 meeting – approved

ZONING CERTIFICATES:

Clientele Coatings – 80 West St – BL 33 LT 2 – Riegel Punla, applicant, sworn in – Powder coating shop. Also present is Mr. John Panariello, building owner. Applicant applies powder coating to wheels, small motorcycle parts, and vintage bicycles. Mr. Punla explained the process of powder coating. Board questioned whether any fumes are emitted or if ventilation is needed; no fumes because no solvents are used, an electric oven cures the powder, no exhaust from the oven. Board also questioned if this application represents any changes to the All Pools Demo approved site plan. Per Mr. Panariello, there are no changes. Mr. Punla uses the front of the building and All Pools uses the back of the building. Motion to approve zoning certificate by Ms. Pantale, seconded by Councilman Kruis; all voted in favor.

RESOLUTIONS:

Mature Environments Inc, dba Mill Gardens – 36 Faner Rd – BL 27 LT 5 – Site plan waiver. Correction: Mr. Wostbrock acted as Chairman on this application so he should sign the resolution. Motion to approve the resolution as amended by Mr. Wostbrock, seconded by Ms. Pantale; all voted in favor except Mr. Rigg who abstained.

COMMUNICATIONS:

Zoning Ordinance Change – Ordinance #08-21 – Board discussed ordinance change, reviewed typos and clarifications needed. Garages and accessory structures were reviewed, including size limits, changes suggested. Board discussed a threshold for Soil Movement applications, came to the agreement that 50 cubic yards would be reasonable. Motion by Mr. Wostbrock to direct Atty. Siss to advise that the ordinance with recommended changes is consistent with the Master Plan, seconded by Ms. Pantale; all voted in favor.

Englewood Warehousing 3, LLC – 268 Greenwood Ave – BL 50 LT 9 – As-Built Survey Review for informational purposes, no discussion.

OLD BUSINESS:

129 Godwin Avenue LLC/Starbucks – 129 Godwin Ave. – BL 20.01 LT 1 – Board would like to start the process of revisiting the traffic study as outlined in the resolution approving Starbucks, which is to take place

six months after issuance of the CO. Board agrees that Atty. Siss should write a preemptive letter to Starbucks and includes specific issues the study should address. This includes multiple issues with the drive-thru, including the queue, the line backing up into the street, left turns into the drive-thru lane/preventative curbing, and how fast the drive-thru lane moves, especially compared to what was promised. Motion to authorize Atty. Siss to draft and send letter to Starbucks regarding upcoming traffic study by Mr. Wostbrock, seconded by Ms. Pantale; all voted in favor.

Meeting adjourned – 8:09 PM

Jessica Harmon