

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

**MARCH 21, 2022**

PLEASE TAKE NOTE:

ON MONDAY, MARCH 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       | excused |
| 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 1/24/22 meeting – approved

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**PUBLIC HEARINGS:**

**El-Zahra Education Foundation, Inc. – 218 Irving Street – BL 25.10 LT 21.02** – Bruce Rosenberg of Winne Banta on behalf of the applicant; application for a site plan waiver to convert 3,450 SF of existing attic space to accessory offices. Notices were provided even though they were not required.

**Rami Bitar, Architect**, sworn in. Mr. Bitar is licensed in NJ, has been practicing for 25 years; accepted as expert. Mr. Bitar was the architect in 2018 and prepared the plans for this application. **Exhibit A1** – Proposed Second Story Accessory Offices, dated 1/24/22, prepared by RAB Architects. No changes to the site plan, impervious surfaces, or parking; only the attic space. The existing space is unfinished with low head room and more office space is needed. A new stairway and elevator will be added that will provide access to all levels. The proposed use is for ancillary office space only and will not affect occupancy or parking. The area will not be used for spillover prayer. Sprinklers will be added if required by building code. Per Mr. Boe, application meets all the requirements for a waiver. All previous requirements from 2018 have been met with the exception of submission of an as-built which is to be provided.

Meeting opened to the public for questions or comments. Sam Warbrick, Colonial Road – would like to know what this will look like from his property; Mr. Bitar reviewed the elevations, and the difference between proposed and existing. Meeting closed to the public.

Board clarified the proposed use which is multipurpose offices, storage of books, and the instruction of students – no prayer services. Motion to approve the waiver application with the condition that the office spaces are not used for spillover services by Mr. Wostbrock, seconded by Mr. Mulder; all voted in favor.

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**COMMUNICATIONS:**

**Draft 5G Ordinance for Midland Park prepared by Hoplite Communications** – Board discussed information provided by Hoplite. The Board would prefer to add criteria that would require carriers to locate poles at a juncture of two property lines or at corners of lots to avoid having any business or residence being burdened with a pole right in front of their property.

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Meeting adjourned – 8:09 PM  
Jessica Harmon