

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

**June 20, 2022**

PLEASE TAKE NOTE:

ON MONDAY, JUNE 20, 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.	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 4/18/22 meeting – approved

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**ZONING CERTIFICATES:**

**NB Productions – 231 Greenwood Avenue – BL 48 LT 1.02** – Nick Benedetto of NB Productions, moving locations – does corporate/commercial filmmaking and commercials. Shoots are done on location and the space is used for editing and storing equipment. Motion to approve the Zoning Certificate made by Mr. Rau, seconded by Mayor Shortway; all voted in favor.

**Three Wave Music, Inc. – 445 Godwin Avenue – BL 26 LT 4.01** – Osamu Masuko, owner – business consists of repair, rental, and sales of electronic musical instruments. Motion to approve the Zoning Certificate made by Mr. Wostbrock, seconded by Ms. Pantale; all voted in favor.

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**COMMUNICATIONS:**

**Zoning Ordinance Change – Ordinance #14-2022** – Board expressed concerns that this adds information about when permits are required to an area that does not relate to permitting; overall the Board feels this should be considered for a different section. Motion to direct Atty. Siss to advise that the ordinance is consistent with the Master Plan and suggest the modifications discussed made by Mr. Wostbrock, seconded by Mayor Shortway; all voted in favor.

**Zoning Ordinance Change – Ordinance #17-2022** – Discussion included: if the PD will have to enforce parking in charging stations on private property, the discount on parking requirements when electric vehicle parking spaces are added, signs on charging stations and if our sign ordinance can restrict them, handicap spot requirements, fees charged by property owners for vehicle charging, the definition of mixed-use, if variances can be granted, and the need to clarify the site plan application requirements. Motion to direct Atty. Siss to advise that the ordinance is consistent with the Master Plan with the revisions and clarifications requested made by Mr. Mulder, seconded by Councilman Kruis. Mayor Shortway, Councilman Kruis, Mr. Rau, Ms. Pantale, and Mr. Mulder all voted yes; Mr. Wostbrock and Mr. Rigg voted no.

**Escrow Refund – Englewood Warehousing 3, LLC - \$1,656.98** – Motion to recommend the release of the unused escrow made by Ms. Pantale, seconded by Mr. Rau; all voted in favor.

**PSE&G Notice** – Informational, no action taken.

**ABDD V. LLC – 195 Godwin Ave** – Bergen County Planning Board Letter. Informational, no action taken.

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Meeting adjourned – 8:31 PM  
Jessica Harmon

DRAFT