

BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES

MAY 15, 2023

PLEASE TAKE NOTE:

ON MONDAY, MAY 15, 2023, 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.

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	excused	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

ZONING CERTIFICATES:

Marson Pools Inc. – 190 Bank Street – BL 34 LT 3.06 – Barry Marson, owner – Proposing to move into 190 Bank Street, does pool service work and sells new pools. It is an approved use with a site plan on file. Applicant will not be disassembling pools or bringing things back to the location, only does specialty work building, renovating, and restoring the pools they do. Motion to approve the Zoning Certificate made by Mr. Wostbrock. Seconded by Ms. Pantale; all voted in favor.

PUBLIC HEARINGS:

Ridgewood Water – 32 Birch Street – BL 32 LT 4 – Preliminary/Final Site Plan Review – Wortendyke PFAS Treatment Facility - Applicant requested to carry to June 19, 2023, meeting. Motion to carry made by Mr. Wostbrock. Seconded by Ms. Pantale; all voted in favor.

HBR Realty LLC – 19 Central Avenue – BL 40 LT 1.04 – Applicant requested to carry to June 19, 2023, meeting. Motion to carry made by Ms. Pantale. Seconded by Mr. Rau; all voted in favor.

Jacobsen Real Estate LLC – 41 Birch Street – BL 26.01 LT 31.02 – Applicant requested to carry to June 19, 2023, meeting. Motion to carry made by Mr. Rau. Seconded by Mr. Wostbrock; all voted in favor.

ABDD V LLC/Dunkin' – 195 Godwin Avenue – BL 20.10 LT 5.01 – Atty Eric Friedman of Paris Ackerman on behalf of the applicant. Mr. Wostbrock and Mr. Rau certified that they have reviewed the recording. Mayor Shortway recused.

The applicant submitted additional documentation of the construction of the retaining wall as Mr. Boe and the Board requested. **Exhibit A3** – set of colored photos showing the installation sequence of the retaining wall. Mr. Boe found the photos to be comprehensive and feels they are sufficient and reflect what is shown on the plan. Per Mr. Boe, the photos show what the applicant testified to, there was not enough room to move the wall further back, and so far there has been no issue with anyone hitting the wall as they circulate around the site. Mr. Boe reiterated to the applicant that the as-built needs to be updated to reflect the signs that were moved and to double check the pass-through lane width and fence heights. Applicant was also reminded it is their responsibility to maintain the landscaping, as some plants are already dying.

Meeting opened to the public for questions/comments; with none, meeting closed to the public.

Motion to approve the amended site plan made by Mr. Mulder. Seconded by Mr. Wostbrock; all voted in favor, except for Mayor Shortway who recused.

RESOLUTIONS:

2023 Board Engineer (January – March) – Motion to approve the resolution and contract for Board Engineer from January to March 2023 to facilitate payment to LAN Associates made by Mr. Wostbrock, seconded by Ms. Duffy; all voted in favor.

COMMUNICATIONS

Zuidema Realty LLC - 90 Midland Avenue – BL 45 LT 9.01 – Notice of NJ DEP Flood Hazard Verification and Flood Hazard Area Individual Permit Application – No action taken.

Meeting adjourned – 7:47 PM
Jessica Harmon

DRAFT