

BOROUGH OF MIDLAND PARK – PLANNING BOARD MINUTES

JUNE 19, 2023

PLEASE TAKE NOTE:

ON MONDAY, JUNE 19, 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	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 the 3/20/23 and 4/10/23 meetings – approved.

PUBLIC HEARINGS:

Ridgewood Water – 32 Birch Street – BL 32 LT 4 – Preliminary/Final Site Plan Review – Wortendyke PFAS Treatment Facility – Application has been withdrawn by the applicant. No action taken.

HBR Realty LLC – 19 Central Avenue – BL 40 LT 1.04 – Atty. Adam Lazarus of Prime & Tuvel on behalf of the applicant. Application was previously for a site plan waiver but has been changed to an amended site plan approval.

Kiersten Osterkorn, Planner/Engineer/Surveyor - accepted as expert and sworn in. **Exhibit A1** – Boundary Survey/Proposed Interior Conversion of Commercial to Residential at 19 Central Avenue, dated 6/7/23. Existing conditions were reviewed. Count of 23 vs. 24 parking spaces discussed; there is a space in the NW corner of the site that is not striped but is actively used. The 2nd floor was a commercial use that has been converted into apartments, reducing the parking requirements. The previous requirement was 96.5 spaces, with the residential use it becomes 91.3. The approval in 1989 was for 28 spaces which were re-striped over the years to the 23/24 that is there today. The ADA space is compliant in terms of grading and topography, and the signage and striping can be added. Adding the van accessible aisle would create a loss of one parking space, unless the NW corner is striped and added to the parking count. The C1 hardships were reviewed, the site has been functioning as it is for some time, and there is no negative impact to the public or the residents on site. The benefits of the proposed changes outweigh the detriments with regard to the zone plan and use. The stalls themselves are non-conforming, re-striping to bring them into conformance would reduce the aisle width, Ms. Osterkorn sees no issue with it remaining the way it is. Mr. Wostbrock asked if it is possible to move the ADA space over 2 stalls to make it van accessible without losing a space. Ms. Osterkorn’s conclusion is that she could make it work.

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

Mr. Wostbrock questioned if the notice previously provided was adequate to change the application from a site plan waiver to a site plan amendment, per Atty. Siss it was. Motion to approve the site plan amendment to match the existing conditions and move the ADA parking space 2 stalls to the right and add the striping to the parking space in the NW corner of the site made by Mr. Wostbrock. Seconded by Mr. Rau; all voted in favor.

Jacobsen Real Estate LLC – 41 Birch Street – BL 26.01 LT 31.02 – Revised plans were submitted and application deemed incomplete. Motion to carry to the July 17th meeting made by Mr. Mulder. Seconded by Mr. Rau; all voted in favor.

RESOLUTIONS:

ABDD V LLC/Dunkin’ – 195 Godwin Avenue – BL 20.10 LT 5.01 – Motion to approve the resolution made by Mr. Mulder. Seconded by Mr. Wostbrock; all eligible members voted in favor.

COMMUNICATIONS

El-Zahra Education Foundation, Inc. – 218 Irving Street – BL 25.10 LT 21.02 – Resolution compliance – no action taken.

MJ Prospect Holdings LLC dba Ohana Dental LLC – 30 Prospect Street – BL 13 LT 1 – Resolution compliance – no action taken.

Meeting adjourned – 7:47 PM
Jessica Harmon

DRAFT