

**BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES**  
**NOVEMBER 16, 2020**

PLEASE TAKE NOTE:

ON MONDAY, NOVEMBER 16, 2020, THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK HELD A TELE-CONFERENCED MEETING VIA A GO TO MEETING WHICH WAS ACCESSIBLE TO THE PUBLIC BY CALLING 1-866-899-4679.

THE MEETING BEGAN AT 7:30 PM.

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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:

Mr. Kent Rigg, Chairman	present	Mrs. Stephanie Pantale	present
Councilman Ken Kruis	excused	Ms. Ester Vierheilig	present
Mayor Harry Shortway, Jr.	present	Alt. #1 Tim Omelianuk	absent
Mr. Michael Rau	present	Alt. #2 Robert Mulder	excused
Mr. David Wostbrock, Vice-chair	present		

D. Siss, board attorney, and E. Boe, board engineer, were present on behalf of the board.

Minutes of 9/21/20 were approved.

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**ZONING CERTIFICATES:**

Hilltop Pro Services, LLC – BL 33 LT 7.01 – Dago Gonzalez & Edgar Acevedo appeared via GOTOMeeting. – Proposed use – Showroom for wholesale commercial floor covering and installation, not opened to public. Motion made by Mayor Shortway to approve; seconded by Ms. Pantale; all voted in favor.

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**PUBLIC HEARING:**

John Panariello– 80 West St - BL 33 LT 2 – Amended site plan application – Notices were in order. Atty. Joseph Russo represented applicant; applicant John Panariello was sworn in and Professional Engineer Robert Weissman was sworn in and accepted as expert. No comments from departments. Mr. Russo stated they are here to set the record straight and to have the current site plan conditions correlate with the site plan on file with the Midland Park building department, 90% of which has been in existence since 1992. Mr. Panariello – owner of property since 1988. A 2 story structure to the rear of the building was approved in 1992 and a CCO was obtained at that time. Dry well improvements were made. A shed was put on side property line with town approval 25+ years ago. There is also a car port and salt bin on site that are temporary structures. There are 6 onsite parking spots, 11 spots if temporary structures were removed. There are also 20 parking spaces across the street that have been leased from railroad since 2004. On site business since 1986 is a swimming pool removal company, there are recycling bins onsite. Board commented on; if there were changes

to driveway, placement of trailer, placement of fuel tanks, accessory structures needing variances. Erik Boe questioned if there was onsite lighting that was adequate, if storm water drainage was a problem and if ADA parking requirements were met; applicant stated neighbors lighting is adequate to light up applicants yard and motion detector lighting is on building for safety, drainage is not an issue as it is a flat lot and there are seepage pits on property, ADA parking is met. A Knox box was requested by the board as well as variances and waivers. Erik Boe reviewed and discussed LAN comment letter dated August 17, 2020. Mr. Russo stated granting of variances and waivers would not be detrimental to the public or neighboring properties. The meeting was opened to public for questions; with none closed. There are structures on property that are not shown on site plan, the vote is to approve the current site conditions. Board questioned if there have been any issues with fuel tanks in past; Mr. Rau stated to his knowledge there have been no issues. – Motion made by Mr. Wostbrock to approve existing conditions site plan as presented with the waivers and variances listed by Erik Boe along with location of trailer, lights, doors, and Knox box; Seconded by Ms. Vierheilg; all voted in favor.

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**COMMUNICATIONS:**

Planning Board 2021 scheduled meeting dates – Motion made by Ms. Pantale to approve; seconded by Mr. Rau; all voted in favor

Meeting was adjourned at 8:18  
Submitted by: Amy Davidson