

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

**JUNE 19, 2017**

**PLEASE TAKE NOTE:**

ON MONDAY, JUNE 19, 2017 THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING IN THE COUNCIL CHAMBERS, MUNICIPAL BUILDING, 280 GODWIN AVENUE, MIDLAND PARK, NJ. THE 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:**

Mr. Kent Rigg, Chairman	present	Ms. Stephanie Pantale	present
Councilman Mark Braunius	present	Ms. Ester Vierheilig	present
Mayor Harry Shortway, Jr.	present	Alt. #1 Tim Omelianuk	present
Mr. Michael Rau	present	Alt. #2 Robert Mulder	present
Mr. David Wostbrock	present		

D. Siss, board attorney, and R. Wostbrock, board engineer, were present on behalf of the board.

Minutes of 5/15/17 were approved.

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**ZONING CERTIFICATES:**

Global M Parts LLC- 220 Bank St- BL 34 LT 3.07 C0002- Jorge Galvez, owner, purchases cars from auctions all over the country, mostly BMW's, to remove the performance parts and re-sell the remaining car to racing companies. The parts are then sold on Ebay and on-line. He also sells carbon fiber products and other car parts. The vehicles are stored outside and then brought inside; there will be a maximum of four cars at the site, two of which will be kept inside the building. Deliveries are made by tractor trailer, usually a smaller one. The vehicles he gets are all drivable. All the work on the cars will be done indoors. When asked if they will be working with oil or grease; Mr. Galvez stated that they will only drain power steering fluid and windshield washer. The windshield wash is reused at the site and the power steering fluid is placed in a container and transported for recycling. They do not drain radiators or oil. Parts storage consists of items removed from the vehicles. UPS picks up daily shipments. They are sharing the space with Ciffarelli Masonry. Motion by Mr. Braunius to approve certificate, seconded by Mr. Omelianuk; all voted in favor.

Midland Park Diner- 195 Godwin Ave- BL 20.10 LT 5.01- Board discussed parking requirements and numbers of seats/tables permitted.

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**NEW BUSINESS & PUBLIC HEARINGS:**

Ridgewood Water – Matt Rogers, Esq. represented applicant for three (3) sites. The applications are being filed pursuant to NJ 40:55B-31, public utility for courtesy reviews, for comments and recommendations from the board. Notice was given for the 23 Birch St. application and notices were in order. Mr. Omelianuk recused himself due to a conflict.

Richard Kalbi, director of operations, sworn in and David Egarian, professional engineer, sworn in and accepted as expert.

133 Glen Ave- BL 11 LT 5- Mr. Egarian described plan submitted with the application; tank is a one million gallon tank split into an upper and lower section; USEPA and Homeland Security identified required improvements. They propose to do an overall clean up of the sediment in the tank, install a mixer in upper and lower compartments,

and install 7 ft. fencing at the perimeter of the site with a motorized gate at the entrance. There is an existing vegetative screen along the west and east sides and along the front of the property. The fencing is 1 ¾ inch mesh with privacy slats along the rear and 1 ¾ inch mesh along the east and west sides. The front fencing is a 1 ¼ inch mesh as required by the USEPA. Two security signs are placed at the entrance gate as required by Homeland Security. Board commented on the status of this project; applicant advised the work has been completed. R. Wostbrock asked if there is any room for any further antennas; applicant noted that they have room for more co-locators and are currently out to bid for a co-locator. Board questioned the report that discusses existing antennas and supports; Ridgewood Water has since identified the co-locators and matched them with the equipment and this was all mapped out. No board recommendations.

Aqueduct Ave- BL 25 LT 33- two tanks and a pump station; propose to replace the pumps inside the pump house and add air conditioning to limit condensation. System proposed is a 5 Ton split system with a condenser located on the south side of the pump house about ten feet from the property line which is on the side opposite the nearest residential home and adjacent to the elementary school about 230 ft away. It is a residential A/C unit and should not create a noise problem. No other site changes are proposed. The applicant will comply with noise standards. Board asked if there is a plan showing the placement of the condenser. Mr. Egarian described the location to the board on Egarian plan page 2 of 13. R. Wostbrock noted that there is a storage building in between the condenser and the school building. No board recommendations.

32 Birch St- BL 32 LT 4- Justin Mahon, professional engineer, sworn in and accepted as expert. Ridgewood water received an order from the EPA to upgrade the water system; this facility was selected as a facility which requires an emergency generator. The generator placement was chosen to place it away from the residential rear property line and sits 56 ft from the rear property line and 33 ft from the front property line. The use across from Birch St appears to be a residential use; the distance to that property line is 56 ft and to the building it is 70 ft. The generator is run for emergency use only and for monthly testing for about ½ to one hour. Testing will be done on Monday through Friday between 8:00 am – 4:00 pm, during their normal maintenance. The generator unit is 20 ft L x 8 ft W x 9 ft H and is 250 KW, diesel fuel. NJ state noise limits are not to exceed 65 dbs measured at the nearest residential property; night time not to exceed 55 dbs. The applicant will comply with requirements. Atty. Rogers noted that, from a security stand point, the diesel will be more reliable and not dependent on another utility. Board questioned if the noise is the same all around the generator; Mr. Mahon noted that the noise is at the intake and exhaust locations. They positioned the generator to lose the least amount of trees. The fuel storage tank is located at the base of the generator; it will hold 500 gallons which will provide a 24 hour supply. They are located 220 ft from the nearest residentially zoned property. No proposed fencing or plantings. Board asked if the generator can be pushed back out of the front yard; Mr. Mahon stated that they may not meet noise requirements at the rear property line. The generator projects 8 ft in front of the building and the board would like to see it placed behind the building line. Board recommended that the generator be moved out of the front yard and stay within the setback lines.

Mr. Omelianuk returned to the dais.

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## **COMMUNICATIONS:**

Board discussed sign located in front of the MP High School, questioned whether this sign conforms to codes. Sign ordinance may need to be reviewed and sign should be placed on a timer at night.

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Meeting was adjourned at 8:41 pm  
Submitted by: Janet Giardino