

**BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES**  
**OCTOBER 19, 2009**

PLEASE TAKE NOTE:

ON MONDAY , OCTOBER 19, 2009, 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 WORKSHOP BEGAN AT 7:30 PM AND THE FORMAL MEETING BEGAN AT 8:00 P.M.

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**FORMAL MEETING**

READING OF THE OPEN PUBLIC MEETINGS ACT

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mr. Kent Rigg, Chairman	present	Ms. Michelle Dugan	present
Councilwoman Nancy Peet	present	Ms. Stephanie Pantale	absent
Mayor Joseph Monahan	present	Alt. #1 Jeffrey Bulick	present
Mr. Michael Rau	absent	Alt. #2 (vacant)	-----
Mr. David Wostbrock	absent		

Darryl Siss, Board Attorney and R. Wostbrock, Board Engineer were also present on behalf of the Board.

Minutes of the 9/21/09 meeting were approved with change.

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**ZONING CERTIFICATES:**

The Craft- Block 19 Lot 3.01- 11 Paterson Ave- Tracey Belle, owner, will sell home goods, antiques, candles, etc. Approved use and site plan on file. Motion by Mayor Monahan to approve certificate, seconded by Ms. Peet; all voted in favor.

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**NEW BUSINESS:**

OPEN SPACE AND RECREATION COMPONENT OF MASTER PLAN- Board reviewed plan. Plan is required in order to apply for green acres funding. Board questioned page 2, first paragraph, sec. 2.0, second sentence; should be corrected to read that land use boards have the power to make recommendations. Corrected copy should be submitted by planner; will be placed on agenda with noticing for public hearing.

RIPARIAN ZONE ORDINANCE- Stream corridor protection. D. Siss questioned the ordinance and what is the basis for mandatory ordinance; will research statutes and regulations and follow up next month.

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**COMMUNICATIONS:**

Jan Steen Inc- Block 26.01 Lots 3 & 4.02- 367 Godwin Ave- Board questioned what work was specifically done; questioned what was done to accomplish item e, when b&c will be completed and that item d is still outstanding. D. Siss will research what the specific requirements were and follow up next month.

Zoning Certificate-checklist- Board questioned approval of zoning certificate for nail salon at 229 Godwin Ave (Nail Café)- checklist shows no site plan on file and parking is inadequate; questioned why it was not referred to Planning Board. D. Siss to review ordinance to see if checklist can be revised to include more detail; intensity of use.

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Meeting was adjourned at 8:22 pm  
Respectfully Submitted,  
Janet Giardino