

BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES
NOVEMBER 16, 2009

PLEASE TAKE NOTE:

ON MONDAY , NOVEMBER 16, 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.

WORK SESSION:

BJORK BUILDERS- Block 20 Lot 3.01 & 8.02 - 157 Godwin Ave- Peter Jeffer, Esq. described history of property subdivision of 1988, copy of resolution submitted. Mr. Jeffer advised that the owner is seeking to develop the vacant property along Van Blarcom with a single family residence and questioned what the requirements would be. D. Siss will research tax office and research files to determine lot status.

STAFFCO REALTY CORP- Block 17 Lot 6- 168 Godwin Ave- Peter Jeffer, Esq. appeared with applicant. Mr. Stafford handed out folders with property history and pictures. Mr. Jeffer discussed drainage work done on property without approval. Atty. Siss advised that drainage cannot be altered without site plan approval; based on the proposed uses, Atty. Siss believes this may be an application before the Zoning Board of Adjustment.

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 Peeta	absent	Ms. Stephanie Pantale	present
Mayor Joseph Monahan	present	Alt. #1 Jeffrey Bulick	absent
Mr. Michael Rau	present	Alt. #2 (vacant)	-----
Mr. David Wostbrock	present		

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

Minutes of the 10/19/09 meeting were approved.

PUBLIC HEARINGS:

OPEN SPACE AND RECREATION COMPONENT OF MASTER PLAN- Notices are in order. Borough of Midland Park 2009 Open Space and Recreation Plan prepared by Burgis Assoc. identified as report # BA1777.02. Meeting opened to the public, with no comments, meeting closed to the public. Motion to approve by Mayor Monahan, seconded by Mr. Rau; all voted in favor, except Mr. Wostbrock who abstained.

WORK SESSION (Continued):

Brian Tominovich- Block 3 Lot 2- 72 Lake Ave- Property owner questioned an approval of a zoning change of Block 3 Lot 3, 80 Lake Ave; advised that in 1995 his property was located in the BR/O zone. Requested clarification as to why the zoning map shows his property in the R-2 zone. Purchased property in August of 1992. Atty. Siss to research documents and ordinances on file.

NEW BUSINESS:

ZONING CERTIFICATES:

80 LAKE AVE- BL 3 LT 3- Board questioned approval of zoning certificate for retail use; no site plan on file and parking inadequate. A parking schematic has been supplied. Notice to applicant; zoning certificate improperly issued. There is an increase in parking and therefore required site plan approval. If no site plan is on file the zoning certificate should be referred to the Planning Board for approval.

12 GODWIN AVE- Block 4 Lot 1- Zoning certificate to be recalled; no site plan on file. Applicant must appear before the Board.

Meeting was adjourned at 9:00 pm
Respectfully Submitted,
Janet Giardino