

BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES
SEPTEMBER 21, 2009

PLEASE TAKE NOTE:

ON MONDAY , SEPTEMBER 21, 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.

WORKSHOP:

RIDGEWOOD WATER COMPANY- Godwin Ave- Bud O Hagan, representing the Borough of Midland Park, questioned the approval process for installation of a shed on Ridgewood Water Company property. Atty. Siss advised that it is a utility property with a municipal shed; reasonable to waive site plan approval. Propose to use landscape timbers with large crushed stone for base. Mr. O Hagan advised that for the 33 years that he has been involved with the usage of the existing shed, water has never come up to the building. Atty. Siss advised that the Board may consider this a utility/public works project and therefore no noticing requirements. Mr. O Hagan discussed proposed location of the shed, distance from Godwin Ave and approx. elevation from bank of the stream. The shed would be placed right next to the existing well house building. The current well house is a hazard with no floor and vegetation compromising the walls and a leaky roof. Shed will be 10' x 18'; with the 18' running parallel along the Godwin Avenue side with doors facing the street. R. Wostbrock questioned if the FEMA flood maps were reviewed and noted that the removal of the existing well house would result in a minimal increase in overall structure. Board questioned how far the shed is off the front property line and the height of shed. Board asked who was responsible for the maintenance and upkeep of the building; it is the Borough s responsibility. Board discussed activity related to shed use. R. Wostbrock questioned if they considered repairing the existing well house. Board questioned if a plan will be submitted showing exact location of shed and set backs. Board questioned DEP requirements as notification to DEP is required if within the FEMA designated flood plain; R. Wostbrock reviewed FEMA Flood Plain Maps; based on scale it is too close to call. Flood plain issue is the jurisdiction of the DEP and Borough s Flood Plain Administrator. Board will waive site plan requirements provided that a to-scale plan showing set back dimensions and confirmation that they are exempt from DEP flood plain requirement are submitted.

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	present
Mayor Joseph Monahan	present	Alt. #1 Jeffrey Bulick	present
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 8/17/09 meeting were approved.

WORKSHOP (Continued)

Greg Bjork- 157 Godwin Ave- questioned sub-division of property between Godwin Avenue and Van Blarcom which is split between the R-1 and B-1 Zone. Questioned procedures for sub-division.

NEW BUSINESS:

RIPARIAN ZONE ORDINANCE- Stream corridor protection. R. Wostbrock discussed current flood plain management (chapter 17) vs. suggested ordinance. Current ordinance does not reference riparian buffers so some updates are needed. In the past the flood plain ordinance deferred to the DEP for review and enforcement; the proposed ordinance is making the town or its staff or consultants responsible to the determination of flood plain status. Historically, this was done by the DEP. R. Wostbrock will be attending a seminar prior to next months meeting which could shed more light on this subject and he will advise of any significant points. D. Siss questioned if it is mandated by statute; will review with borough attorney.

PLANNING BOARD CHECKLISTS- Atty. Siss and R. Wostbrock will review to identify any conflicts.

OPEN SPACE AND RECREATION COMPONENT OF MASTER PLAN- Ms. Dugan discussed the adoption of this component of the master plan. Draft has been submitted by the planner and will be submitted for the Boards review next month.

RE-EX OF MASTER PLAN- Board discussed recommendations section of the re-ex.

COMMUNICATIONS:

JAN STEEN INC.- Block 26.01 Lots 3 & 4.02- 367 Godwin Ave- Atty. Siss will respond to applicant s attorney requesting a letter to clarify what site improvements have been completed and what items still remain to be done. R. Wostbrock advised that there is a new public notice requirement for remediations; applicant should supply proof of notification.

NY SMSA / VERIZON- Block 26.01 Lot 1.02- 20 Greenwood Ave- Motion by D. Wostbrock authorizing the Chairman to sign the Developers Agreement, seconded by Ms. Pantale; all voted in favor.

Meeting was adjourned at 8:40 pm
Respectfully Submitted,
Janet Giardino