

**BOROUGH OF PARK RIDGE  
PLANNING BOARD  
DECEMBER 11, 2019  
8:00PM  
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held at Borough Hall on the above date.

Chairman Von Bradsky stated that the meeting was being held in accordance with the Open Public Meetings Act. He then asked everyone to stand and recite the Pledge of Allegiance.

**Roll Call Board:**

Chairman Peter Von Bradsky	Present
Mayor Keith Misciagna	Absent
Ms. Jessica Mazzarella	Present
Councilman Robert Metzdorf	Present
Mr. Mark Bisanzo	Absent
Mr. Donald Browne	Absent
Mr. Ray Mital	Present
Mr. Donald Schwamb	Absent
Mr. Nick Triano	Present
Mr. Stephen Jobst	Absent
Mr. David Fasola	Absent

**Also Present:**

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Thomas Behrens – Burgis Associates	Board Planner

**Open to the public for non-agenda items**

No members of the public wishing to speak.

**Approval of Minutes**

The minutes of November 13, 2019 were approved on a motion from Mr. Mital, seconded by Ms. Mazzarella, and carried by all members eligible to vote.

**Resolution #2019-7**

**#PB-19-04**

**Bears Nest**

**60 Earlshire Run**

**Block 103 / Lot 3 & 5**

**Site Plan Application**

Chairman Von Bradsky commented that it was agreed upon that the spacing between trees shall not be more than 40 feet. Mr. Rupp stated that the resolution was completed as is.

A motion was made by Mr. Triano to approve the resolution. The motion was seconded by Ms. Mazzarella, and carried by roll call vote as follows:

Councilman Robert Metzdorf	Present
Ms. Jessica Mazzearella	Present
Mr. Ray Mital	Present
Mr. Nick Triano	Present
Chairman Peter Von Bradsky	Present

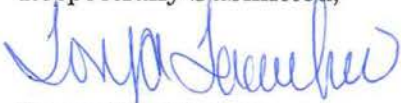
Chairman Von Bradsky thanked Mr. Lee and Mr. Behrens for all of their hard work on this application.

### BOARD DISCUSSION

The Board discussed scheduling 32 Randolph Street for the January 8, 2020 meeting.

The meeting was adjourned on a motion from Councilman Metzdorf, seconded by Mr. Mital, and carried by all.

Respectfully Submitted,



Tonya Tardibuono

Resolution #2019-7  
Application # 19-04  
PB 12-11-19

PLANNING BOARD  
BOROUGH OF PARK RIDGE

\* \* \* \* \*

WHEREAS, BEAR'S NEST CONDOMINIUM ASSOCIATION, INC.,  
(hereinafter referred to as "Applicant"), being an association of individual  
condominium unit owners, with offices located at 60 Earlshire Run in the Borough of  
Park Ridge, County of Bergen and State of New Jersey, respecting premises known and  
designated as Lots 3 & 5 in Block 103 as shown on the Tax Assessment Map for the  
Borough of Park Ridge, has applied to the PLANNING BOARD of the BOROUGH OF  
PARK RIDGE (hereinafter the "BOARD"), seeking approval of an amendment to a site  
plan so as to permit the removal of an existing earth berm that is currently situated in  
front of a freestanding wall including the removal of existing trees, the replacement  
thereof and the installation of ground mounted lighting; and

WHEREAS, the subject parcel is located in the R-T Residential Townhouse  
Zoning District and the AH-2 Affordable Housing Zoning District as defined by the  
Zoning Ordinance of the Borough of Park Ridge; and

WHEREAS, a hearing on Applicant's application for approval of an amendment  
to the site plan to permit the removal of an existing earth berm that is currently situated  
in front of a freestanding wall including the removal of existing trees, the replacement

thereof and the installation of ground mounted lighting was held on October 15, 2019 before the PARK RIDGE PLANNING BOARD upon due notice and publication as required by law; and

WHEREAS, various documents were marked into evidence as more particularly set forth an Exhibit A, annexed hereto and made part hereof; and

WHEREAS, the BOARD has carefully considered the application and all testimony and evidence presented to the BOARD;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE that the BOARD hereby makes the following findings of fact and conclusions of law:

1. Applicant is an association of individual condominium unit owners, with offices located at 60 Earlshire Run in the Borough of Park Ridge, County of Bergen and State of New Jersey, respecting premises known and designated as Lots 3 & 5 in Block 103 as shown on the Tax Assessment Map for the Borough of Park Ridge,

2. The site is located in the R-T Residential Townhouse Zoning District and the AH-2 Affordable Housing -2 Zoning District as defined by the Zoning Ordinance of the Borough of Park Ridge and is currently developed with 201 condominium townhouse units with associated pool, internal roads, parking areas and landscaping improvements. The site is bordered by the Borough of Montvale to the north, Spring Valley Road to the south, single family residential to the east and office and hotel uses to the west. The lots are irregular in shape and have approximately 1,100 feet of

frontage along Spring Valley Road. The lots are approximately 58.4 acres in size with two points of access along Spring Valley Road.

3. The premises along Spring Valley Road are currently improved with a free standing wall, ranging from 3½' to 4½' in height, set back approximately 17'-18' from the curb line. Between the wall and the curb line is a 2½' to 3' earth berm landscaped with trees and shrubs.

4. Applicant seeks site plan approval to remove approximately 800' of the existing earth berm, remove 16 existing pear trees, replace same with new trees and install ground lighting to illuminate the existing wall and trunks of the trees.

5. The Applicant's Engineer, Thomas Quinn, testified that the existing trees interfere with the overhead power lines. The applicant proposes to replace same with 19 Marilee crabapple trees spaced up to 64 feet on center. The proposed Marilee crabapple trees will have a caliper of 2"-2½", will grow to a height of 20', with an inverted cone canopy growing to a width of 10 feet. The only other planting proposed is grass.

6. In addition to the plantings, Applicant proposes to install 19 ground stem lights located 18" from each of the proposed new tree trunks to illuminate the trees. In addition, the Applicant proposes to install 30 recessed ground lights, having a 45° slope and shielded to the rear, located 2 feet from the wall to illuminate the wall. The lights are LED 3000 Kelvin with a yellowish light. At 100 lumens, each LED light is the

equivalent of a 6-7 watt incandescent light. The light spillage does not get a reading at the property lines and is well below the limit of 0.5 lumens.

7. The Applicant's Engineer testified that 230 cubic feet of soil will be removed in connection with the removal of the berm. The soil so removed will be relocated on other portions of the site.

8. The Applicant proposes to improve the driveway access at Cambridge Oaks with stone on both sides of the driveway.

9. The Applicant proposes that access for the equipment to remove the berm and existing trees and replace the trees will be provided from the driveway at Cambridge Oaks and will be confined to the area between the wall and the right-of-way of Spring Valley Road. Applicant will install a silt fence along Spring Valley Road to prevent soil and other debris from spilling onto the roadway.

10. §101-63, Landscaping and Buffer Areas, paragraph C, Buffers, subparagraph (2), of Chapter 101, Zoning, of the Code of the Borough of Park Ridge provides, in part, that buffer areas shall be designed in accordance with the following criteria:

...

(d) At minimum, the buffer shall include eight shrubs for every 10 linear feet of buffer, one ornamental tree for every 30 linear feet of buffer, supplemented by ground cover and perennial plantings.

(e) Trees and shrubs used in a buffer shall be spaced to accommodate normal plant growth without overcrowding and to provide a complete visual screen within three years of planting. If necessary to achieve the above intent, double or triple staggered rows of plantings shall be provided.

(f) The choice of plant materials to be used in a buffer shall consider the ultimate growth characteristics of the plantings. Hardy, low-maintenance

plants, which are normally free from insect or disease problems, shall be used. Plants which tend to lose their lower branches as they mature shall not be used or they shall be supplemented with other plants to provide a sufficient screen.

...

11. The BOARD's Planner, Joseph Burgis, testified that the proposed tree plantings at 64 feet on center will not be adequate in providing sufficient screening and buffering as initially contemplated in the original site plan approval. He recommended the new trees be planted at a distance no greater than 30 feet on center and/or include an alternating pattern with another tree species with a wider form. He further recommended that the proposed tree caliper be increased from 2"-2½" to 3"-3½" as the smaller trees will be too small for too long to serve the intended purpose.

12. The BOARD concurs with the testimony of the BOARD's Planner that the proposed plantings do not adequately address the buffer requirements of the ordinance and therefore would require a waiver from the buffer and landscaping requirements. The BOARD recognizes, however, that it is the intent of the Applicant to be able to display the decorative wall along the perimeter of Spring Valley Road which is currently hidden by the berm and the existing overgrown vegetation and that the existing trees interfere with the power lines.

13. The BOARD finds, subject to the conditions hereinafter contained, that by reason of the overgrown nature of the existing vegetation, the existing interference with the power lines and the improved aesthetics from the exposure and illumination of the existing decorative wall that the literal enforcement of the buffer requirements of the ordinance would be impractical and that the proposed improvements, subject to the

following conditions, are reasonable and within the general purpose and intent of the ordinance.

14. To address the required screening and buffering, the BOARD conditions the granting of a waiver from the landscaping and buffer requirements upon the Applicant planting the proposed trees at a distance of not greater than 40 feet on center. To the extent that the foregoing requirement shall increase the number of new trees required to be planted, the Applicant shall plant such additional trees. In addition, the minimum tree caliper of the new trees to be planted shall be increased from 2"-2½" to 3"-3½". All trees shall be located on the subject premises and shall not be located within the public right of way.

15. With respect to the proposed lighting the BOARD conditions site plan approval upon the condition that the BOARD's Engineer shall inspect the lighting within 6 months following installation to verify that the lighting does not create any glare or light spillage in excess of the lumens permitted by ordinance at the property lines. To the extent that any deficiency is discovered by the BOARD's Engineer, the Applicant shall correct such deficiencies. To the extent that additional trees are required to comply with Paragraph 14 above, the Applicant shall be permitted to install such additional lights as may be required to illuminate such addition<sup>al</sup> trees subject to the same conditions and limitations imposed on the original 19 ground stem lights. All lights shall be located on the subject premises and shall not be located within the public right-of-way.



16. With respect to soil movement, the BOARD conditions the granting of site plan approval upon the applicant applying for a minor soil movement permit and complying with the County's soil conservation requirements and the County Planning BOARD requirements. Furthermore, the Applicant shall coordinate any soil removal truck or equipment movement on any public street with the Park Ridge Police Department.

17. Subject to the foregoing requirements, the BOARD finds that the Applicant's application for an amendment to the site plan is consistent with the Design Standards for Site Plan Review contained in Chapter 87 of the Code of the Borough of Park Ridge.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, that the BOARD hereby grants a waiver from the landscaping and buffer requirements of the ordinance and approves the amendment to the Applicant's site plan to permit the removal of an existing earth berm that is currently situated in front of a freestanding wall including the removal of existing trees, the replacement thereof and the installation of ground mounted lighting, as shown on the plans and as set forth in this resolution, subject to the following conditions:

1. To address the required screening and buffering, the BOARD conditions the granting of a waiver from the landscaping and buffer requirements upon the Applicant planting the proposed trees at a distance of not greater than 40 feet on center. To the extent that the foregoing requirement shall increase the number of new trees required to be planted, the Applicant shall plant such additional trees.

In addition, the minimum tree caliper of the new trees to be planted shall be increased from 2" -2½" to 3" -3½". All trees shall be located on the subject premises and shall not be located within the public right of way.

2. With respect to the proposed lighting the BOARD conditions site plan approval upon the condition that the BOARD's Engineer shall inspect the lighting within 6 months following installation to verify that the lighting does not create any glare or light spillage in excess of the lumens permitted by ordinance at the property lines. To the extent that any deficiency is discovered by the BOARD's Engineer, the Applicant shall correct such deficiencies. To the extent that additional trees are required to comply with Paragraph 14 above, the Applicant shall be permitted to install such additional lights as may be required to illuminate such addition trees subject to the same conditions and limitations imposed on the original 19 ground stem lights. All lights shall be located on the subject premises and shall not be located within the public right-of-way.


3. With respect to soil movement, the BOARD conditions the granting of site plan approval upon the applicant applying for a minor soil movement permit and complying with the County's soil conservation requirements and the County Planning BOARD requirements. Furthermore, the Applicant shall coordinate any soil removal truck or equipment movement on any public street with the Park Ridge Police Department.

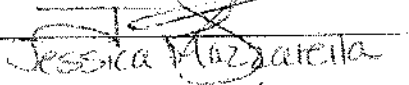
4. The Applicant shall be required to pay all professional fees, escrows and bonds in a timely manner.

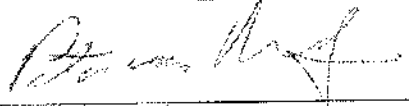
5. Applicant shall complete all installations in accordance with the aforementioned development application proceedings as well as in compliance with all other applicable Borough Ordinances.

6. The Applicant shall be required to execute a Developer's Agreement in a form acceptable to the BOARD and the Mayor and Council of the Borough of Park Ridge, said Agreement to be prepared by the BOARD's Attorney at Applicant's cost and expense.

7. Applicant shall secure all necessary approvals, if not previously secured, including but not limited to the County of Bergen, the Bergen County Planning BOARD Approval, the Bergen County Soil Conservation BOARD Approval, the New Jersey Department of Environmental Protection and any other required governmental approvals. In the event any agency requires modifications to the Site Plan approved herein, Applicant shall be required to return to the BOARD for the approval of such modifications.

Introduced by:   
NICK TRIANO

Seconded by:   
Jessica Mazzeola

Approved:   
Peter Von Boradsky

Ayes: 5  
Nays: 0  
Abstentions: 0  
Dated: 12-11-19

**EXHIBIT LIST**

**BOROUGH OF PARK RIDGE PLANNING BOARD**

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APPLICANT: PB 19-04

ADDRESS: 60 Earlshire Run

BLOCK: 103 LOT: 3 & 5

ZONE: RT & AH-2

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<b>EXHIBIT:</b>	<b>ITEM NO.</b>	<b>DATE:</b>
Application	1	8/30/19
Owners Certification	2	8/30/19
Tax Certification	3	8/30/19
Plans dated 8/20/19	4	8/30/19
Engineering Review	5	9/27/19
Planner Review	6	10/2/19
Bergen Planning & Engineering	7	8/21/19
Proof of Publication	8	10/4/19
Property Owners within 200 Feet	9	10/4/19
Certification of Service (w/Receipts)	10	10/4/19
6 Photos	A1	10/9/19
1 Photo	A2	10/9/19