

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
JANUARY 19, 2021  
VIRTUAL REGULAR MEETING MINUTES**

The Public Meeting of the Zoning Board of the Borough of Park Ridge was held virtually on the above date.

Mr. Flaherty stated that the meeting was being held in accordance with the Open Public Meetings Act.

Mr. Flaherty asked everyone to stand and recite the Pledge of Allegiance.

**Swearing in of New Appointments and Reappointments**

The following members were sworn in by Borough Clerk Magdalena Giandomenico

Mike Curran - Term ending 12/31/2024  
Frank Pantaleo - Term ending 12/31/2024  
Michael Brickman (Alt. 1) - Term Ending 12/31/22

**Roll Call Board:**

Mr. Steve Clifford	Present
Mr. Mike Curran	Present
Ms. Jamie De Martino	Present
Jake Flaherty	Present
Mr. Frank Pantaleo	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Present
Mr. Michael Brickman	Present

**Also Present:**

Mr. William Rupp - Attorney	Present
Mr. Michael Gannaio - Attorney	Present
Ms. Tonya Tardibuono	Present
Mr. Gregory Polyniak – Engineer	Present

**RESOLUTION #2021-4**

**#ZB 20-04**

**Landmark AR Park Ridge, LLC**

**1 Sony Drive**

**Block 301 / Lot 1**

**Preliminary and final major site plan approval**

**Use Variance**

**Various Ancillary variances**

Attorney, Mr. Peter Wolfson, from the law firm of Day Pitney was present as the attorney for the applicant. The applicant is Landmark AR Park Ridge, LLC, formally Hornrock Properties.

A discussion was had pertaining to the resolution and requested changes by all members and professionals present.

A full transcript of the meeting, as prepared by Court Reporter Ms. Donna Arnold, is attached to these summary minutes.

A motion was made by Mr. Pantaleo to approve the memorializing resolution. The motion was seconded by Mr. Curran and carried by a roll call vote as follows:

Mr. Steve Clifford	Yes
Mr. Mike Curran	Yes
Ms. DeMartino	Yes
Mr. Frank Pantaleo	Yes
Dr. Gregory Perez	Yes
Mr. Jeff Rutowski	Yes
Mr. Jake Flaherty	Yes

Attorney Mr. William Rupp wished the Board a Happy New Year and commented that he appreciated working with this Board.

#### Election of Officers

**Chairman** – A motion was made to appoint Mr. Frank Pantaleo as Chairman of the Zoning Board for the year 2021 by Mr. Flaherty and seconded by Mr. Rutowski. With all members in favor, Mr. Pantaleo was named Zoning Board Chairman for 2021.

**Vice Chairman** – A motion was made to appoint Mr. Jake Flaherty as Vice Chairman of the Zoning Board for the year 2021 by Chairman Pantaleo and seconded by Mr. Rutowski. With all members in favor, Mr. Flaherty was named Zoning Board Vice Chairman for 2021.

#### Closed Session

Resolution #2021-5  
Professional Appointment Discussion

A motion was made by Mr. Clifford to go into closed session and seconded by Dr. Perez. The motion was carried by all members.

#### Board Attorney – Resolution #2021-1

A motion was made to appoint Mr. Brian Giblin of the law firm Giblin and Gannaio as Attorney for the Zoning Board for the year 2021 by Jake Flaherty and seconded by Mr. Clifford. A roll call vote was taken. With all members in favor, Mr. Giblin was named Zoning Board Attorney for 2021.

**Board Planner – Resolution #2021-2**

A motion was made to appoint Maser Consulting as Planner for the Zoning Board for the year 2021 by Mr. Flaherty and seconded by Dr. Perez. A roll call vote was taken. With all members in favor, Maser Consulting was named Zoning Board Planner for 2021.

**Board Engineer – Resolution #2020-3**

A motion was made to appoint Neglia Engineering as Engineer for the Zoning Board for the year 2021 by Mr. Flaherty and seconded by Mr. Clifford. A roll call vote was taken. With all members in favor, Neglia Engineering was named Zoning Board Engineer for 2021.

**Board Secretary**

A motion was made to appoint Tonya Tardibuono as Secretary of the Zoning Board for the year 2021 by Mr. Flaherty and seconded by Dr. Perez. A roll call vote was taken. With all members in favor, Tonya Tardibuono was named Zoning Board Secretary for 2021.

**Approval of 2021 Meeting Dates**

The meeting dates are the third Tuesday of the month, unless otherwise noted. A motion to approve the 2021 schedule of the Zoning Board meetings was made by Mr. Curran and seconded by Dr. Perez. With all members in favor, the 2021 dates were approved.

February 16	August 17
March 16	September 21
April 20	October 19
May 18	November 23 (4 <sup>th</sup> Tuesday of the month)
June 15	December 21
July 20	January 18, 2022 (2022 Reorganization)

**Approval of Minutes**

The minutes of December 15, 2020 were approved on a motion from Mr. Flaherty, seconded by Mr. Curran, and carried by all members eligible to vote.

**Board Discussion**

Mr. Curran thanked Mr. Flaherty for his years as Chairman of the Board and congratulated Chairman Pantaleo on his new appointment.

Ms. Tardibuono spoke about some upcoming applications she expects to be filed.

The meeting was adjourned on a motion from Mr. Clifford, seconded by Ms. DeMartino, and carried by all.

Respectfully Submitted,

Tonya Tardibuono