

PLANNING BOARD MINUTES

October 21, 2014

Chairman Capazzi opened the reorganization meeting at 8:01pm with the following announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL:

Mr. Capazzi-present	Mr. Seymour-Jones-present
Mayor Hoelscher-present	Mr. Ardito-present
Mr. McLaughlin-present	Mr. Lee-present as alternate
Mr. Napolitano-absent	Mr. Waldron (to be sworn in)-present
Mr. Lott-present	

Also Present: Jennifer Knarich, Legal Counsel
Marti Francis, Board Clerk
Michael Hakim, Borough Planner

SWEARING IN OF NEW BOARD MEMBER MR. WALDRON Jennifer Knarich swore Mr. Waldron into office.

APPOINTMENTS:

Recording Secretary: Mayor Hoelscher moved to reappoint Marti Francis, second Mr. Seymour Jones.

Roll Call Vote:

Mr. Capazzi-yes	Mr. Seymour-Jones-yes
Mayor Hoelscher-yes	Mr. Ardito-yes
Mr. McLaughlin-yes	Mr. Waldron-yes
Mr. Lott-yes	

Board Attorney: Mayor Hoelscher moved to reappoint Gail Price, second Mr. Lott.

Roll Call Vote:

Mr. Capazzi-yes	Mr. Seymour-Jones-yes
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Mayor Hoelscher-yes
Mr. McLaughlin-yes
Mr. Lott-yes

Mr. Ardito-yes
Mr. Waldron-yes

Engineer: Mr. Seymour-Jones moved to reappoint Neglia Engineering, second Mayor Hoelscher

Roll Call Vote:

Mr. Capazzi-yes
Mayor Hoelscher-yes
Mr. McLaughlin-yes
Mr. Lott-yes

Mr. Seymour-Jones-yes
Mr. Ardito-yes
Mr. Waldron-yes

Planner: Mr. Seymour-jones moved to reappoint Michael Hakim, second Mr. Waldron.

Roll Call Vote:

Mr. Capazzi-yes
Mayor Hoelscher-yes
Mr. McLaughlin-yes
Mr. Lott-yes

Mr. Seymour-Jones-yes
Mr. Ardito-yes
Mr. Waldron-yes

ELECTION OF BOARD OFFICERS:

Chair: Mr. Seymour-jones moved to reappoint Mr. Capazzi, second Mr. McLaughlin.

Roll Call Vote:

Mr. Capazzi-abstain
Mayor Hoelscher-yes
Mr. McLaughlin-yes
Mr. Lott-yes

Mr. Seymour-Jones-yes
Mr. Ardito-yes
Mr. Waldron-yes

Vice-Chair: Mr. Seymour-Jones moved to appoint Mr. Ardito, second Mr. McLaughlin.

Roll Call Vote:

Mr. Capazzi-yes
Mayor Hoelscher-yes
Mr. McLaughlin-yes
Mr. Lott-yes

Mr. Seymour-Jones-yes
Mr. Ardito-abstain
Mr. Waldron-yes

Secretary: Mayor Hoelscher moved to appoint Mr. Napolitano, second Mr. McLaughlin.

Roll Call Vote:

Mr. Capazzi-yes
Mayor Hoelscher-yes
Mr. McLaughlin-yes
Mr. Lott-yes

Mr. Seymour-Jones-yes
Mr. Ardito-yes
Mr. Waldron-yes

ACCEPTANCE OF NOVEMBER 11 and DECEMBER 9, 2014 MEETING DATES Mr. Seymour-Jones moved to approve, second Mr. McLaughlin.

Roll Call Vote:

Mr. Capazzi-yes
Mayor Hoelscher-yes
Mr. McLaughlin-yes
Mr. Lott-yes

Mr. Seymour-Jones-yes
Mr. Ardito-yes
Mr. Waldron-yes

CONFIRMATION OF OFFICIAL NEWSPAPERS: *Record, Northern Valley Press, Northern Valley Suburbanite*: Mayor Hoelscher moved to approve, second Mr. Seymour-Jones.

Roll Call Vote:

Mr. Capazzi-yes
Mayor Hoelscher-yes
Mr. McLaughlin-yes
Mr. Lott-yes

Mr. Seymour-Jones-yes
Mr. Ardito-yes
Mr. Waldron-yes

Mr. McLaughlin moved to close the reorganization meeting, second Mr. Ardito. All in favor.

Chair Capazzi opened the regular meeting at 8:07pm with the following announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL:

Mr. Capazzi-present
Mayor Hoelscher-present
Mr. McLaughlin-present
Mr. Napolitano-absent
Mr. Lott-present

Mr. Seymour-Jones-present
Mr. Ardito-present
Mr. Lee-present as alternate
Mr. Waldron -present

Also Present: Jennifer Knarich, Legal Counsel
Marti Francis, Board Clerk
Michael Hakim, Borough Planner

APPROVAL OF INVOICES FROM PRICE, MEESE in the amount of \$150: Mayor Hoelscher moved to approve, second Mr. Seymour-Jones.

Roll Call Vote:

Mr. Capazzi-yes	Mr. Seymour-Jones-yes
Mayor Hoelscher-yes	Mr. Ardito-yes
Mr. McLaughlin-yes	Mr. Waldron-yes
Mr. Lott-yes	

MINUTES APPROVAL: Minutes of the December 10, 2013, meeting: Mr. Seymour-Jones moved to approve, second Mr. Ardito.

Roll Call Vote:

Mr. Capazzi-yes	Mr. Seymour-Jones-yes
Mayor Hoelscher-yes	Mr. Ardito-yes
Mr. Waldron-no vote	Mr. Lee-yes
Mr. Lott-yes	

MLUL 40:55D-31a recommendation via review of capital project: The Harrington Park Board of Education presents plans for building a security enclosure at the Harrington Park School.

Ms. Knarich charged the board with its responsibility. The Board of Education is seeking recommendations not approval.

Kevin Menardo from the HP Board of Education and Harry Schevestick (architect) were sworn in and gave a description of the planned 25' x 20' security vestibule. A wall would connect the two existing walls, and a roof would be placed on top. The Mayor asked about the existing windows in the teachers' room and Child Study Team offices and whether a security person would need to be hired. The answer was that the fate of the windows would depend on the necessary heating rating and no new personnel would be added. Various points were discussed. Mr. Menardo stated that approval was needed from Planning Board before the application could go to the state. Ms. Knarich asked whether the Mayor and Council knew the matter was before the board. Mayor Hoelscher stated that they knew it was here. Mr. Capazzi asked whether it was consistent with the Master Plan. Mr. Hakim stated that it is not inconsistent.

Mr. McLaughlin moved to approve the plan in so far as it is consistent with MLUL 40:55D-31a, second Mayor Hoelscher.

Mr. Seymour-Jones asked whether the board was putting itself at risk in any way. It is not.

Roll Call Vote:

Mr. Capazzi-yes	Mr. Seymour-Jones-yes
Mayor Hoelscher-yes	Mr. Ardito-yes
Mr. McLaughlin-yes	Mr. Waldron-yes
Mr. Lott-yes	

Ms. Knarich will prepare a resolution for the November meeting.

MATTER BEFORE THE BOARD: Recommendations regarding the zoning in the B-1 and B-2 zones by Borough Planner

Mr. McLaughlin recused himself and left the meeting because the Board of Adjustment is hearing an application on a car wash and he felt there was a conflict. Mr. Lee joined the board on the dais.

Mr. Hakim presented the proposed amendments updating and differentiating the b-1 and b-2 zones. Ms. Knarich explained that after the board authorizes Mr. Hakim to prepare the amendment a public hearing must be held. Mr. Ardito moved to authorize Mr. Hakim to prepare a document addressing the concerns of the Planning Board relative to the B zones and for a special meeting to be held on Monday, November 10, 2014, at 6:30, second Mr. Lott.

Roll Call Vote:

Mr. Capazzi-yes	Mr. Seymour-Jones-yes
Mayor Hoelscher-yes	Mr. Ardito-yes
Mr. Lee-yes	Mr. Waldron-yes
Mr. Lott-yes	

Mr. Ardito moved to cancel the meeting scheduled for November 11, as the meeting will be held on November 10, second Mr. Lee.

Roll Call Vote:

Mr. Capazzi-yes	Mr. Seymour-Jones-yes
Mayor Hoelscher-yes	Mr. Ardito-yes
Mr. Lee-yes	Mr. Waldron-yes
Mr. Lott-yes	

Ms. Francis will ask Ms. Bistriz to notice that the November 10 Mayor and Council meeting will be held at 7:30, not 7:00.

Mr. Ardito asked whether the recent opening of the Closter gas station will cause problems. Mayor Hoelscher explained that each application is intended to stand on its own.

Mr. Lott asked whether the 106 Schraalenburgh property has been remediated. It has been and is clean enough to support any use including residential. Other Harrington Park auto shops were discussed.

Mr. Ardito stated that the Environmental Commission will be encouraging residents to be more environmentally friendly and suggested that solar panels and other measures could be part of the master plan. He also stated that the Environmental Commission was recently granted funding for an Environmental Resources Inventory using Open Space Funds by the Mayor and Council and that United Water would be approached for funds.

NEXT SCHEDULED PLANNING BOARD MEETING: November 10, 2014, at 6:30pm

ADJOURN Mayor Hoelscher moved to adjourn the meeting, second Mr. Seymour-Jones. All in favor. Meeting adjourned at 9:07pm.