

PLANNING BOARD MINUTES

November 10, 2014, 6:30pm

Mr. Capazzi opened the meeting at 6:34 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-absent	Mr. Lee-present
Mr. Napolitano-absent	Mr. Waldron-present
Mr. Lott-present	

Also Present: Gail Price, Legal Counsel
Marti Francis, Board Clerk
Michael Hakim, Borough Planner

MINUTES APPROVAL: Minutes of the October 21, 2014 meeting. Mr. Ardito moved to approve, second Mr. Seymour-Jones.

ROLL CALL:

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

Public Hearing of proposed amendments to the B-1 and B-2 zone portions of the Harrington Park Master Plan. Ms. Price stated that proper notice and advertisement were effectuated and charged the board with reviewing the proposed amendment and making findings. Mr. Hakim was sworn in and walked the board through the proposed amendment, explaining that there are currently serious weaknesses in the B1 and B2 sections, especially as they relate to the environment and deference to neighbors. The Planning Board authorized Mr. Hakim to prepare an amendment that will be reviewed by Ms. Price. The Notice package was marked B1; Document dated 10/23/14 marked B2, and color rendering of the borough created by Neglia Engineering in 2001 marked as B3.

Mr. Hakim asked the Planning Board to adopt the amendment and refer it to the Mayor and Council. Mr. Ardito moved to open to the public, second Mr. Seymour-Jones. All in favor. Carried.

Mr. Ardito moved to close the meeting to the public, second Mr. Seymour-Jones. All in favor. Carried.

Mayor Hoelscher moved to adopt the Master Plan amendment as an exercise in sound contemporary planning and preservation of natural resources, second Mr. Seymour-Jones.

ROLL CALL:

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

The December 9th Planning Board meeting will include an opportunity for the board to decide whether the proposed amendment is consistent with the Master Plan.

Resolution of approval for the 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. Price is hesitant to start a precedent of adopting resolutions in such cases. A letter of approval has already been signed by Mr. Capazzi and hand delivered to the school. Mr. Seymour-Jones moved to authorize Mr. Capazzi to sign a resolution outside the meeting if the need arose, second Mr. Ardito.

ROLL CALL:

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

Mayor Hoelscher thanked the board for accommodating the change in meeting time.

NEXT SCHEDULED PLANNING BOARD MEETING: December 9, 2014 Mr. Seymour-Jones moved to adjourn, second Mr. Ardito. All in favor. Meeting adjourned at 6:55pm.

ADJOURN