

**MINUTES OF REGULAR PLANNING BOARD MEETING
HELD ON THURSDAY, JANUARY 16, 2020**

Chairman Blewett called to order the regular meeting of the Board and announced the meeting was duly advertised in compliance with the Open Public Meetings Act by notice dated January 6th, 2020 sent to the Daily Record, Suburban Trends and posted on the bulletin board and website at Borough hall.

PRESENT: BLEWETT, GEMIAN, KAUFMAN, KOLDYK, MARINO, MORREALE, TAORMINA, AND TERRERO

ALSO PRESENT: BOORADY, ENGINEER AND NEISS, COUNSEL

ABSENT: RUNFELDT AND BRIGHTMAN (ALT. #1)

Chairman Blewett stated the first item on the agenda for the regular meeting is approval of minutes, the April 18th 2019 minutes.

Ms. Ward mentioned we have the right members present to vote on them. The members who can vote are Blewett, Marino Morreale, Taormina and Terrero.

Mr. Taormina made the motion to approve the minutes.

Chairman Blewett asked is there a second.

Mr. Terrero seconds.

Roll call:

Yes: Taormina, Terrero, Blewett, Marino and Morreale

No: None

Abstain: None

Absent: Gemian, Kaufman, Koldyk, and Runfeldt

Ms. Ward stated they're approved.

Chairman Blewett stated next is the May 16th, 2019 minutes.

Ms. Ward mentioned the members that can vote are Blewett, Gemian, Morreale, Taormina and Terrero.

Mr. Terrero moved the minutes.

Mr. Taormina seconds.

Roll call:

Yes: Terrero, Taormina, Blewett, Gemian and Morreale

No: None

Abstain: None

Absent: Kaufman, Koldyk, Marino and Runfeldt

Ms. Ward stated they're approved.

Chairman stated next is the September 19, 2019 minutes.

Ms. Ward mentioned we cannot approve these as I only have 4 members, we need Runfeldt.

Chairman Blewett stated okay so we will carry the September meeting minutes.

The next item on the agenda is Flood Plain Encroachment Application #FPE 19-03 and Grading Permit Application #G19-03 by Jourdan Bittencourt, on property known as Block 119, Lot 11 on the municipal tax map also known as 2 Linden Avenue (complete December 23rd, 2019 decision by February 7th, 2020). This is a hearing and is the applicant here?

Mr. Koestner stated both the architect and engineer are present.

Chairman Blewett thank you.

Mr. Koestner stated good evening, congratulations to the Board. This property is known as 2 Linden Avenue, Lincoln Park, as the chairman said Block 119, Lot 11.

Mr. Neiss stated slow down for just a moment.

Chairman Blewett asked did you receive the engineering report dated December 27th.

Mr. Koestner stated I don't have that with me.

Mr. Boorady stated I have an extra copy if you want.

Mr. Koester stated okay.

Chairman Blewett asked could you introduce yourselves for the record

Mr. Bittencourt stated I'm Jourdan Bittencourt the owner.

Mr. Neiss asked Mr. Bittencourt if he was going to be testifying.

Mr. Bittencourt stated if I have to.

Mr. Neiss asked are you conducting the application here

Mr. Koestner stated I'm the engineer but I can't represent him, but he will still have to say something.

Mr. Neiss stated yes and Mr. Lachanaris. Why don't we swear all of you in at one time for the sake of good order?

Mr. Neiss swore in Messrs. Bittencourt, Koestner and Lachanaris. Would you each please state your full names for the record and business affiliations for the professionals?

Mr. Lachanaris testified Marios Lachanaris, I'm with Marios Lachanaris, Architect, LLC, 1610 Center Avenue, Fort Lee, New Jersey. My last name is spelled L-a-c-h-a-n-a-r-i-s.

Mr. Bittencourt testified Jourdan Bittencourt, 105 Hillcrest Avenue, Woodland Park.

Mr. Koestner testified Steven Koestner (S-t-e-v-e-n K-o-e-s-t-n-e-r), 61 Hudson Street, Hackensack, New Jersey.

Mr. Neiss thanked them all.

Mr. Koestner testified I think we were here in September for completeness. The property is known as 2 Linden Avenue, Lincoln Park and located at the corner of Sycamore Avenue and Linden Avenue, at the northwesterly corner. Presently there is an older structure on the property which is proposed to be demolished, as well as two garages in the northeasterly corner of the property. The application is for a new single-family home located within the required setbacks and completely conforming in terms of lot area, front yard setback, side and rear yard and lot coverage. The property is located in the AE flood zone on the FEMA map, and therefore in the jurisdiction of the New Jersey Department of Environmental Protection. The applicant has proposed to raise the house above the flood waters in accordance with the rules and regulation

of the NJDEP.

In the upper right hand corner of the map you have various notes, you have flood vents in the event of flooding. The structure will be elevated so that the living space will be above the flood elevation, and I'd like to go over those elevations.

The NJDEP elevation is 176 that is the flood elevation. The FEMA flood elevation is 174 and the Preliminary FEMA which hasn't been adopted yet is 176.8, and then we provide a freeboard above that of 1 foot so we have a minimum height of 177.8. We propose the house to be at floor elevation 179 so we have a foot or more above the anticipate 100 year flood elevation.

In the past NJDEP had stream encroachment applications and I think they've done away with that probably because they would be inundated with so many applications, and this application we propose to have approved by permit-by-rule. The main regulation behind that are that there are no more than 400 square feet of additional proposed footprint for the proposed dwelling. Our plan does show that the existing footprint is 1,140 square feet, the proposed building footprint will be 1,500 square feet for a net increase of 360 square feet, so we fall within the guide lines of the permit-by-rule.

We propose a seepage pit to capture any normal rainfall water that comes off the roof so there is no increase in runoff on the adjoining properties and that is indicates in the southerly side of the property at Linden Avenue. The roof leaders will be tied into that from the corners of the house and the gutters. The seepage pit is indicated in detail in the lower right hand corner. I believe that is the basics of the application, the flood zone being the main focus.

Mr. Neiss stated Mr. Koestner you have been showing the Board a site plan and I think it is the one that was created by you under date of 01-15-2019, last revised I guess 10-31-19 right?

Mr. Koestner testified correct.

Mr. Neiss asked that is the same site plan that the Board has received in its packet.

Mr. Koestner testified it is. That's the site plan I have been testifying to tonight.

Mr. Neiss stated okay. Would you mark A-1 somewhere on that site plan just for the record.

Mr. Koestner testified certainly. It is labeled A-1.

Chairman Blewett asked Tom, do you have any items that you would like to review with the applicant tonight.

Mr. Boorady stated sure. Before you come over to me, do you want to go over anything else about the site that there is landscaping proposed as well around the foundation. Did you mentioned that already?

Mr. Koestner testified I didn't. There is landscaping proposed around the perimeter of the proposed dwelling. It is labeled proposed Japanese Holly, Delavare Valley White Azaleas, and so on and so forth. It is also noted in the legend in the center of the page, at the upper portion. There will be 17 Japanese Hollies proposed, as well as 17 Delavare Valley White Azaleas.

Mr. Boorady stated and that is because the elevation of the house will be raised and landscaping will help screen the foundation.

Mr. Koestner testified yes, screen the foundation and the underlie.

Mr. Boorady asked the foundation will be concrete right.

Mr. Koestner testified yes. The architect is here to talk about that.

Mr. Boorady asked do you want to go with the architect next or do you want to just go to my letter and then go to the architect.

Chairman Blewett stated let's go to your letter.

Mr. Boorady stated so my letter is dated December 27th, 2019. The first page is all the items that were received and on the top of the second page as well. The application was deemed complete. I'm not going to read my letter word for word, but I'll just paraphrase it.

In the middle of page 2 I give a project summary which I believe the engineer has already done. This was a single-family home so they are exempt from site plan approval. The lot is fully conforming and the proposed structure is fully conforming so there are no variances required, otherwise they would be before the Zoning Board.

They are here tonight for a couple of approvals; one is the disturbance is greater than 5,000 sq. ft. so they require grading permit approval whether it is in the flood zone or not, they require flood development approvals from your Borough code which regulates development in the flood plain, and then they are also required to obtain NJDEP approvals for flood plain development which as the engineer stated they qualify for a permit-by-rule. What that means is they don't have to go down to the DEP for a formal permit as long as they issue a letter, and I have an attachment to my letter with their requirements. So as long as we receive a letter from their engineer that they conform to all those requirements which I believe they will, but they will have to just confirm that subject to any approvals from the Board.

So that is the brief project summary. They meet your Borough code requirements for flood development. All the existing structures are considered fill and because those are being removed they substantially meet the net fill requirements, in fact it's an overall reduction because the existing structures are like a block of ice and it is viewed as no water being able to come in or out. So by removing those structures they are creating more flood storage volume.

The foundation will have vents in it allowing the floodwater to come in and out of the lower level, so they meet your requirements of zero net fill, and they meet your requirements putting flood vent, and also elevating the first floor above the NJDEP flood hazard area. They meet your code and that's pretty much, I'm paraphrasing what I'm stating on the bottom of page 2 through page 3.

Some of the other things they will be doing is elevating the mechanical, electrical and plumbing so that is also above the NJDEP flood area so that if the flood waters should come through, or when they do; the plumbing, electrical and mechanical items will all be protected. The only thing that should be getting wet is the concrete of the foundation floor and the foundation walls.

The other item of note is that all the items within the flood elevation have to be built using flood resistant materials and FEMA has bulletins about that, but essentially everything below the flood elevation is going to be concrete so that meets the bulletin about having flood resistant materials.

Going onto the bottom of page 3, the application was already deemed complete so those items were given.

Before I go into my technical report which is on pages 4, 5, and 6, does anybody have any questions about the application and why they are here before I continue on? Do you want me to continue on?

Chairman Blewett stated continue.

Mr. Boorady stated so page 4 under my technical items, Item 1 there is a discrepancy on the flood vents from the architectural plan and the engineer's plan. I believe the engineer's plan is right and you need one smart vent for 200 square feet of floor area to equalize the hydrostatic pressure when the water comes up and to let the water in and out of the foundation. The architect shows 25 flood vents which is way too many and unnecessary. I would just recommend that they put in what is required in accordance with the engineer's plan. So subject to any approvals, I'll recommend that the architect's plan be modified to reduce the number of flood vents. It is an expense that is not necessary and not needed for engineering reasons.

Chairman Blewett asked will the applicant agree to that.

Mr. Boorady stated maybe the applicant should come up and actually say yes.

Chairman Blewett stated yes. As we go through these, you are going to either agree or disagree and we'll debate some of these facts, but I think it is easier to keep track as we go through them. I think the architect agreed to it, and you'll agree to just modifying and making sure both plans are correct.

Mr. Bittencourt testified yes.

Mr. Boorady stated okay, Item #2 is an outer agency approval from the Morris County Soil Conservation District because the area is greater than 5,000 square feet that will be disturbed, so they are required by county and state rules to go for a certification.

Mr. Koestner asked you mean a soil and sediment control plan to be submitted to Morris County Soil Conservation District.

Mr. Boorady stated yes. That will have to be obtained prior to issuing a building permit, so that is agreed to.

Item #3 could you just speak to, I think you already described the plans.

Mr. Koestner testified the height we are showing 48 inches on the holly and, of course, the azaleas are 15 to 24 inches they are more knee height, and they could grow tall but they are typically trimmed back.

Mr. Boorady stated so the holly is what is going to be proposed to soften up the foundation.

Mr. Koestner testified yes and that is the planting height and, of course, they could grow taller as well.

Mr. Boorady stated okay. It is up to the Board as to whether you feel that the landscaping plan is adequate or not. As an engineer I'm not really a landscape expert, but if the Board feels that that's adequate it is up to the Board.

Chairman Blewett asked any concerns from the Board. No? I have none.

Mr. Boorady stated alright so we will consider #3 to be satisfied.

Item #4 is another discrepancy between the site plan and the architectural drawings. I just ask that they be in agreement with each other and that they are elevated 1 foot above the DEP flood hazard area which I think it would be, so if you could just agree to adjust your plans to keep them consistent.

Mr. Koestner testified we will do that.

Mr. Boorady stated Item #5 is a requirement that the seepage pits have to have visual inspection reports, so you will just have to adjust your seepage pit detail to have inspection reports as part of the NJDEP manual.

Mr. Koestner testified in other words, inspection report on top of the seepage pit.

Mr. Boorady stated right and that allows the homeowners to check the seepage pit to make sure it is not filled with branches, debris, leaves.

Mr. Koestner testified typically a 4 inch PVC pipe going down into the seepage pit so you can check it that way.

Mr. Boorady stated it is a state requirement so I believe you have to comply with that.

Item #6 we never really received a letter, although I believe you meet the permit-by-rule. There is supposed to be a compliance letter from the applicant's engineer stating that you meet each of the points of the permit-by-rule and how you meet them, and it has to be in the Planning Board

file and given to the Construction Department too.

Mr. Koestner testified we will supply that to you.

Mr. Boorady stated I supplied you with the rules on the back of my letter so you know exactly what to follow.

Mr. Koestner testified okay.

Mr. Boorady stated Item #7 is for the modified deed, and that should be on the architectural plan section as well.

Mr. Koestner testified okay, we will comply with that.

Mr. Boorady stated Item #8 is just a general comment. You know a lot of times you are excavating for the slab and some footings and you are demolishing materials, all that has to be disposed of in a lawful manner. You can't fill on the property or raise the grades of the property because it is a flood zone, you have to leave the grades to the ground the way they are.

Mr. Koestner testified zero net fill.

Mr. Boorady stated Item #8 is just a reminder a condition.

Item #9 Morris County will probably make you dot that any way, but just a note on the plan stating that the site will be stabilized with grass.

Mr. Koestner testified and that will be part of the soil erosion and sediment control plan.

Mr. Boorady stated yeah correct.

Item #10 again is just a reminder note.

Item #11's through 16 are all general requirements that you have to agree to as part of any approval, so they are part of any grading permit approval and also flood zone approvals so you will have to submit.

You are going to have to submit a project completion report at the end stating that the building was built the way you intended, and an elevation certificate and as-built surveys.

Mr. Koestner testified typically we do an as-built survey and compare the existing with the proposed.

Mr. Boorady stated and because it is a flood zone you will have to give us an elevation certificate.

Mr. Koestner testified plus an elevation certificate at the end also.

Mr. Boorady stated those last several items are all pretty much standard conditions of any application so I recommend those be agreed to.

Again just to sum up, you meet all your Borough code rules, they will qualify for a DEP permit-by-rule, and there is no variances generated. You know as an aside, they are preserving a ratable in the flood zone and making the site better by making it flood resilient. When waters come through, they will be able to hose off the foundation and move in pretty much the next day the flood waters recede without having any substantial losses to mechanical equipment, electrical equipment, and such.

I think it is an improvement to the neighborhood and it meets with your rules, and I would recommend that the plans be approved subject to the conditions of my letter, and any other conditions that you might have.

Chairman Blewett asked are there any questions from the Board. Are you guys going to go over

the architectural?

Mr. Koestner testified we'd like to yes.

Chairman Blewett stated sure.

Mr. Lachanaris testified the drawings are prepared by me, pages 1 o 4 that was submitted. The whole presentation consists of 4 pages.

It was noted by the engineer the property is located in a flood zone and therefore we are raising the first floor elevation above the flood plain and that elevation is 179. The building from the front appears to be 3 stories. The lower floor is the ground level where we have a two-car garage and the rest of the area is going to be unfinished and not habitable, and we call it on the next page I'll say a crawl space.

On the next level is what we call the first floor and then we have the second floor. In the front we have the ground floor, the foundation is made of concrete block and the finish on the outside is stucco, cement plaster.

The next two floors are wood frame construction and finished with vinyl siding. The roof is a typical roof with asphalt shingles. We have in the front the entrance is in the middle and we have a stairway leading from the ground to the front of the entrance. The stucco will be constructed with cement blocks, but we will provide vents underneath so we don't interrupt the flow of water.

At the rear we provided a deck off the kitchen and also provided another deck located for the condenser for the A/C units, so everything for the mechanical units will be raised above the flood elevation.

The next page this is the ground floor and you can see in the middle the stairs leading up; we have on the right side a two-car garage and on the left side is an area noted as crawl space.

The next page is what I call the left side is the first floor plan and I'm going to describe the layout of the floor. Coming up the stairs we have the exterior bathroom, coming into the house straight ahead is the stairs leading to the second floor. On the right side is the family room which measures about 21 feet by 14, right behind it is a small office area. Behind the office area is the mechanical room and the laundry room. On the left side of the laundry room is the breakfast kitchen area that together is about 20 feet by 11 foot 8, and to the left side of the kitchen area is the dining room 11 x 14, and right in the front facing the street is the living room which is about 14½ x 20. In addition to that we provided a half bathroom, the powder room.

As I mentioned earlier, going up the stairs that leads us to the second floor and we provided 3 bedrooms and another office. On the right side we have the master bedroom, which is about 21 4 by 15 and it has 2 walk-in closets and a master bathroom. Right directly behind the stairs we have a small room that we call an office and this only 8 foot 4 in depth. On the left side we have 2 bedrooms and each bedroom has a regular closet and they are sharing a common bathroom. The bathroom has the access from the hallway.

The last exhibit shows the left and side elevation and it is the same like the way I described my plan and the rear elevation. The ground level, the exterior wall is made of concrete blocks and finished with stucco, and the next 2 levels it is frame construction finished with vinyl siding. That concludes my presentation.

Chairman Blewett asked any questions from the Board.

Mr. Taormina asked you said on grade to left of the entry you call it a crawl space.

Mr. Lachanaris testified yes, on the ground floor it is not going to be used for anything.

Mr. Taormina stated but theoretically you can store a bunch of stuff in there and block up the flood vents because it is not a crawl space right? It is a regular size room. Do you follow me?

Mr. Lachanaris testified that is the way I presented it because it is the way it has to stay.

Mr. Taormina stated I understand that, but you were confusing me when you said it was a crawl space.

Mr. Lachanaris testified right.

Mr. Taormina stated that's the point I wanted to make.

Mr. Boorady asked you mean the foundation area.

Mr. Taormina stated to the left of the entry way, there is a two-car garage but he just called it a crawl space.

Mr. Boorady stated that area is deed restricted from being used as habitable space.

Mr. Taormina stated okay.

Mr. Boorady stated you are allowed to store lawn mowers, fake Christmas trees, your tennis rackets and other items.

Mr. Taormina stated sure. I wasn't sure about the terminology he was using because he said crawl space, and I expected a guy to may be crawling through something small not a full height.

Mr. Boorady stated it is higher than a crawl space, but you are allowed to use it but you can't block flood vents. You can't block those up, but normally people use the insulated flood vents just to keep the elements out, but it is unconditioned space and it is just used for personal storage items that are normal to a single-family home.

Mr. Taormina stated I'm okay with it, but it was just the terminology that threw me off. I was looking at 8 feet and then I was hearing crawl space.

Mr. Boorady stated it is deed restricted. So you see around town and other towns, people try to convert that into living space, then they are issued violations because they are doing something in that area which can only be used for storage and it is deed restricted that way.

Mr. Neiss asked is it insulated at the ceiling.

Mr. Boorady stated yes.

Mr. Lachanaris testified insulated and fire rated.

Mr. Neiss asked you have marked those drawings 1 of 4, 2 of 4, 3 of 4 and 4 of 4 as A-2, A-3, A-4 and A-5.

Mr. Lachanaris testified correct.

Mr. Neiss asked and those are your drawings dated 3/26/19, last revised 11/25/19 correct.

Mr. Lachanaris testified correct.

Mr. Neiss stated those are the same drawings that are in the packet submitted to the Board.

Mr. Lachanaris testified yes.

Mr. Terrero asked where are you proposing access to the deck that has the condensers.

Mr. Lachanaris asked for the person that has to do the maintenance in case he has to bring a ladder.

Mr. Terrero asked are you proposing an access gate or do they have to go over the rails.

Mr. Lachanaris testified we are going to propose an access gate. It's not shown but we will provide an access gate.

Chairman Blewett asked any more questions for the architect.

Just going back to the engineer, on the engineering plan it says the owner of record if B. Brothers Home Improvement should that be changed to Jourdan Bittencourt and his correct address?

Mr. Koestner testified that should be changed yes.

Chairman Blewett stated all right. Any other comments about the application or questions for the architect? Is there a motion?

Mr. Terrero moved it.

Chairman Blewett asked to approve.

Mr. Terrero stated yes to approve with the required revisions.

Chairman Blewett asked is there a second.

Mr. Kaufman seconds.

Roll call:

Yes: Terrero, Kaufman, Blewett, Gemian, Koldyk, Marino, Morreale and Taormina

No: None

Abstain: None

Absent: Runfeldt

Chairman Blewett stated okay thank you, you are approved.

Oh wait, this was a hearing but there was no public.

Mr. Neiss stated well we swore them in.

Chairman Blewett stated sorry I missed that.

The third item on the agenda is traffic proposal from JDA Associates, Inc. dated November 27th, 2019 with reference to the Meridia Lincoln Park, LLC project 115 Main Street, Block 3.5, Lot 305.2. Is there any discussion on this Tom? Is there something other than to acknowledge that it is for Meridia?

Mr. Boorady stated that is for the Meridia, what I've been calling the upper Main project. They are incomplete as of right now but you will need a traffic engineer to review it. There is 175 apartments and over 300 parking spaces so I strongly recommend you hire a traffic engineer to review traffic related issues based upon the increase in parking. It will also be reviewed by the county's engineer because it is a county road, but I think the Board should have their own traffic engineer too.

Mr. Neiss asked Tom any estimate of when that is going to be brought before the Board.

Mr. Boorady stated they are close. I just deemed them incomplete again and one of the things they were missing was the parking deck structure that they are proposing. It is shown on the site plan but they don't have an architectural plan of the parking deck, so that is something you are going to want to see as a Planning Board and I recommend they be deemed incomplete. Also they didn't have utility letters stating that the utilities agree to provide services to the site from electrical, gas, water, sewer and they didn't make an application to the Morris County Planning

Board or Soil Conservation District. Those are items that I don't recommend waivers on as it is such a big project.

The project that you saw tonight I didn't ask for soil certification ahead of time because it is a single-family home. For a site that you are going to be seeing with Meridia there is a lot of stormwater going on and Morris County Soil has their own level of review on stormwater so I am recommending they make the application. I am recommending they make applications to the County Planning Board and Soil Erosion simultaneous to the Borough, so that as a Planning Board you can see if they have any comments at the county level. They are close, but they need to make those few items and give them to Joan. It will be this year that you will be hearing the case.

Their engineer is Stonefield that took over the lower Main Street transit project and Blackbird Architect, all the same players.

Ms. Ward mentioned the same attorney too.

Chairman Blewett stated JDA did the original one at the corner on Main Street, so any objections or concerns with them?

Ms. Ward stated they are waiting for Board's approval and a signature on the proposal.

Chairman Blewett stated we need a motion on this. Motion that we use JDA as our traffic engineer?

Mr. Kaufman made the motion to approve JDA.

Mr. Terrero seconds.

Chairman Blewett asked all in favor.

Board aye.

Opposed?

Board none.

Mr. Neiss asked any abstentions on that vote.

Ms. Ward stated it was unanimous the ayes.

Mr. Kaufman asked they are not starting the upper Main until they have the Wexford site done or well under progress.

Mr. Boorady stated I believe that is part of the Redevelopment Agreement with the Borough that they complete the transit site, lower Main, prior to the upper Main. Both projects as they stand right now are in a state of flux because of FEMA's flood maps which have not been adopted yet, and also the revision that the Borough is pursuing has not been approved by FEMA yet so we are really waiting for FEMA.

Chairman Blewett stated they are waiting for FEMA.

Mr. Boorady stated well yeah. The Borough has actually made the application for what is called a LOMR letter of map revision to the effective maps. We can't revise the preliminary maps which we believe to be right there, so the Borough is actually using their hydraulic consultant, Nick Agnoli, funded by the developer's escrow to pursue the LOMR.

Chairman Blewett stated okay.

Mr. Neiss stated he had a positive feeling about that when we had that conference call.

Mr. Boorady stated we just had two conference calls with FEMA last week and we were asking

about the status. They think there is some pathway, but there are some gray areas and it gets really detailed for me to explain here. But it is difficult for FEMA to agree for a letter of map revision when they are aware of the preliminary maps so they are kind of having an administrative issue at the federal level as how to do that, and being that we are also objecting to the preliminary maps for floodway reasons, not for bases flood elevation reasons but for floodway reasons it gets very complicated, but they are trying to find a pathway to amend these maps somehow.

Chairman Blewett stated stay tuned.

Mr. Boorady stated yeah.

There is another application coming up that is fairly large, the Dovetail Commons application. They were deemed incomplete last fall but they are also very close to resubmitting I would think.

Mr. Kaufman asked where is that project.

Mr. Boorady stated that's on the east side of Comly Road between Ellis/Ellice Street.

Mr. Kaufman stated oh that goes back towards the Lanes Field.

Mr. Boorady stated yes, it actually abuts up against Lanes Field. They were denied a flood permit from DEP and they sued DEP and won. So they have an approved DEP plan and now are coming to Lincoln Park to construct senior multi-family townhouse style development which it is zoned for so they will be coming to the Planning Board not the Zoning Board. You have an overlay zone on that property for senior housing so you are going to be seeing that application this year too. I forget how many units.

Ms. Ward stated 24.

Mr. Boorady stated it fits your density so they don't need any variances and they are coming here.

Chairman Blewett stated the next item on the agenda is the ordinances and do we have a final draft of the pod ordinance?

Mr. Neiss stated there was some confusion, I was in Costa Rica at the time.

Chairman Blewett stated I didn't expect that. We would like to close it out.

Mr. Neiss asked is the ball in my court or did I send it back to your court.

Chairman Blewett stated it came back to me, we commented and I revised and sent it back.

Mr. Kaufman asked did we change the sizing. I know the mayor had some questions about the sizing that we had discussed compared to what it was. There was some confusion there.

Mr. Taormina stated yeah Sal said something about the size of a shed or did something like that come up?

Mr. Marino stated yes.

Mr. Taormina stated just keep it that size so they don't need I guess a zoning permit.

Chairman Blewett asked so it can't be bigger than a 10 x 10 or 10 x 12.

Mr. Kaufman stated well no you have a standard size of a pod, of a mobile storage unit.

Chairman Blewett stated I had done the research and there are 3 different sizes and I think we picked the 16 by 8, or something like that which was the typical one. We just need to kind of move it forward and get a recommendation to the council.

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Mr. Taormina stated so I think it was 200 sq. ft. so you need a zoning permit.

Mr. Neiss asked who is the person who last touched the proposed pod ordinance because I thought I had done it and sent it back.

Chairman Blewett stated you did and I revised it and I believe I sent it back.

Mr. Neiss asked back to me.

Chairman Blewett stated yeah. But you did talk about it at one meeting without me here.

Ms. Ward stated yes, the September meeting.

Chairman Blewett stated the September 19th meeting.

Ms. Ward mentioned there is a whole discussion on it.

Mr. Neiss stated what I'll do is go back and resurrect and review the comments and resend it. I don't see any reason why this can't be on next month's agenda.

Chairman Blewett stated okay there is nothing on the entertainment.

Ms. Ward stated no, the committee hasn't met on this yet.

Chairman Blewett stated under new business let me just say one thing, Donna Brightman has resigned tonight. She has some personal issues to manage with family so she doesn't feel like she can continue so she resigned this evening.

Any other new business?

Mr. Kaufman asked so we only have one alternate.

Ms. Ward stated we have no alternate members. We also have two opening on the Board of Adjustment for two alternates. If anybody knows of anyone who would be interested to serve, please have them send their resume' to the Mayor and Council. The Planning Board is a mayoral appointment and the Board of Adjustment is a Council appointment.

Chairman Blewett asked any other new business. None. Motion to adjourn?

Mr. Koldyk moved the meeting be adjourned.

Mr. Kaufman seconds.

Chairman Blewett all in favor.

Board aye (unanimous).

Meeting adjourned 8:11 P.M.

Respectfully submitted:

Joan Ward, Secretary

Charles Blewett, Jr., Chairman