

**MINUTES OF REGULAR PLANNING BOARD MEETING
HELD ON THURSDAY, JANUARY 19, 2023**

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 sent to the Daily Record, Suburban Trends, and posted on the bulletin board and website at Borough Hall.

PRESENT: BLEWETT, GEMIAN, KAUFMAN, KOLDYK, PANICCI, RUNFELDT, TAORMINA, TERRERO, AND D'ANTONO (ALT. #1)

ALSO PRESENT: PETRESKI, ENGINEER AND NEISS, COUNSEL

ABSENT: FLORENTINO

Chairman Blewett asked are there enough people for the minutes.

Ms. Ward stated yes.

Chairman Blewett stated the first item on the agenda is the approval of the October 20th, 2023 minutes.

Ms. Ward stated the members that can vote are Blewett, Gemian, Kaufman, Taormina, and Terrero.

Chairman Blewett asked any comments or corrections.

Mr. Terrero made the motion to approve.

Chairman Blewett asked for a second.

Mr. Taormina seconds.

Roll call:

Yes: Terrero Taormina, Blewett, Gemian, and Kaufman

No: None

Abstain: None

Ms. Ward stated they're approved.

Chairman Blewett stated the next item on the agenda is waiver request regarding Grading Permit #G22-08 by 25 Adelaide LLC, c/o Karen Matute, on property known as Block 3, Lot 2.16-2 on the municipal tax map also known as 2 Buckingham Road.

Ms. Ward stated they were mailed the agenda and another copy of the report. I spoke with Amy, her assistant, and they were going to be here tonight but I don't know where they are.

Chairman Blewett asked Alex on the waiver requests are there any controversial issues.

Mr. Petreski stated I spoke with Joe Mianecki this afternoon and he had no issues with our letter. We have no engineering objections to granting any of those waivers.

Chairman Blewett stated okay. Does anyone on the Board have concerns about that recommendation? Do we need any more details?

Mr. Neiss asked to prepare a resolution.

Chairman Blewett stated yeah for the completeness waivers.

Mr. Neiss stated some testimony would be good but I think that is okay. I can handle that.

Chairman Blewett asked can we do it without testimony that is my question.

Ms. Ward stated this is only for waivers and Alex will mark up the checklists. They are still going to be incomplete until we receive everything.

Chairman Blewett stated okay, in that case is there a motion to approve?

Mr. Koldyk made the motion.

Mayor Runfeldt seconds.

Roll call:

Yes: Koldyk, Runfeldt, Blewett, Gemian, Kaufman, Panicci, Taormina, Terrero, and D'Antono (Alt. #1)

No: None

Abstain: None

Ms. Ward stated waivers are granted.

Chairman Blewett stated the next two items seem like actions for committees. Item 3 on the agenda is zoning map revisions to be reviewed by the committee and findings reported to the Board. I guess there is no discussion other than we need to set up the committee meeting.

Ms. Ward stated we need the committee to review the zoning map. I've reviewed it and made some recommendations, and others have picked up some things too.. Tom and Chris, our code enforcement and zoning officer, want to sit in on the meeting as well.

Chairman Blewett asked we don't have a committee for that.

Ms. Ward stated it would be the ordinance committee..

Chairman Blewett stated it would be the ordinance committee.

Ms. Ward stated yes, that's exactly right.

Ms. D'Antono stated oh joy that is my committee.

Chairman Blewett stated it is.

Ms. D'Antono stated I'm the lucky girl.

Chairman Blewett stated the next item and I guess we will come up with a date for that.

Ms. Ward stated yes, I'll email some dates and see if everyone is available for a meeting.

Chairman Blewett stated okay.

Another task for the ordinance committee is to discuss accessory structure ordinance for lot coverages for decks, pavers, gravel, air conditioning condensers and generators, the maximum percentage allowed in the zones. We initially last year had started that conversation with Tom and it never took off because of other things that we were doing.

Ms. Ward stated we have been having some issues with zoning when it comes to condensers and generators with the setbacks and we would like the committee to review that. Chris and Tom would like to sit in on the meeting.

Chairman Blewett stated that is fine, we will make sure they are invited.

Next item on the agenda is the NJDEP stormwater course needs to be completed on/or before April 2023.

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Ms. Ward stated most of you have taken the training course so there are only a few of you left, Trish, Nick and Dave still have to take the course. Once you have taken it you are good until your term is up and you are reappointed again. Everybody who was on the Board in 2018 took the course but you have to do it again as that has expired. We are being audited and members have been reappointed, as well as some new members.

If you need the link again, I will send it to you.

Mr. Gemian stated there is a short quiz at the end.

Chairman Blewett stated 3 questions and you can take it over again.

Any other business which may arise.

Mayor Runfeldt stated at the Council meeting the other night, Councilman Joe Gurkovich who happens to be a planner by trade, has expressed some interest in wanting to insert himself into our Master Plan revision. He was hoping that we could provide some sort of explanation for what we sent to the Council, what we are looking for and why we are looking for it.

Mr. Gemian stated he actually called me mayor as well and mentioned it too. Basically, he had asked for consideration, not a lengthy presentation sort of like an executive summary of key points. His suggestion was to invite Paul to the Council meeting to make such a presentation.

Chairman Blewett stated he also had the opportunity to talk to Mr. Ricci.

Mr. Gemian stated right.

Chairman Blewett stated I asked Paul to do that specifically.

Mr. Gemian stated he didn't mention that.

Chairman Blewett stated I believe he did, but we can check with Paul.

Mayor Runfeldt stated I did also, and Arthur/Chris said he was going to call you and speak with you. I know there is a very thin line between Council involvement and going over into the Board which is why we have a Council liaison and things like that. I don't know if this is appropriate or not his request, or you know --

Mr. Gemian stated his concern and he articulated to me was since the report was "73 pages long" he had some reservations, particularly Council members and others who actually read that lengthy report. He felt, and in his judgment a short presentation, just some highlights, and he is not suggesting Paul has to spend an hour presenting his report, but he felt a summary of key points would be beneficial to councilmen-at-large.

Ms. D'Antono asked he felt that way because he disagreed with the findings.

Mr. Gemian stated no he was just concerned that he wasn't sure everyone who openly would be responsible for approving or disapproving things understood the full content of the report.

Ms. D'Antono asked he wanted to make sure that everybody understood the magnitude of the contents.

Mr. Gemian stated yes, at least in a summary fashion.

Mayor Runfeldt stated I would suggest Chris DiLorenzo reach out to Arthur and let them talk, and assume they are okay with everything then have Paul come.

Mr. Neiss stated just to be clear is this related to the Master Plan Reexamine Report.

Mr. Gemian stated exactly.

Mayor Runfeldt stated yeah.

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Mr. Neiss stated well the Mayor and Council have no role in that whatsoever.

Mayor Runfeldt stated I believe something was sent to them asking for their --

Chairman Blewett stated we copied them that this was coming.

Mr. Gemian stated an FYI.

Chairman Blewett stated yeah and if anybody had any issues they had the opportunity to provide that.

Mayor Runfeldt stated right.

Chairman Blewett stated I believe that was done through Gary and Joan.

Ms. Ward stated yes, and also the Board of Adjustment was asked if they had any concerns or comments too.

Mayor Runfeldt stated I understand there is a process, and I don't think Councilman Gurkovich understands there is a process. I mean if it is something we can do and it is not out of the ordinary, then --

Chairman Blewett stated my concern is what is that going to turn into.

Mr. Neiss stated I agree.

Chairman Blewett stated I don't have any issue personally with Ricci presenting to the Council what we developed and he reviewed, and the subcommittee reviewed. If it is something else then --

Mayor Runfeldt stated I think he is under the impression that there is some sort of action that they need to take.

Mr. Gemian stated I tried to get a better understanding of what he was after in my short conversation. You know as the mayor alluded to, he I guess considers himself somewhat of an expert in this area and has some ideas about how some things should flow out of the Redevelopment Plan.

Mr. Taormina asked he wants to change the plan.

Mr. Gemian stated no he didn't quite articulate it that way. I guess his concern was does everyone understand the recommendations in this report, and his supposition was who is going to read 73 pages and come away with a grasp of it, where maybe a short 20 minute overview by Mr. Ricci would suffice to do that. That was his point. Don't shoot the messenger, I'm just relaying --

Chairman Blewett stated one of my concerns with the last Reexamination there were a lot of activities that were identified, and I actually believe there was an excel spread sheet that listed people who were responsible to do it and it never happened.

Mr. Gemian stated right.

Chairman Blewett stated so I can see from that perspective, but a lot of the things that we put in the Reexamination are tasks that we need to do like the zoning, the ordinances, the updating of impervious surface and things like that.

Mr. Gemian stated well what I would suggest, if indeed we feel that such a presentation would be either (a) inappropriate or (b) not needed, I certainly can broach you know, kind of inform him in terms of being the liaison what the Planning Board's feeling is on that and that should suffice and satisfy him.

Mr. Kaufman stated he was also welcomed to come to those meeting.

Mr. Gemian stated yeah.

Mr. Kaufman stated our meetings when we have those discussions as a member of the public.

Chairman Blewett stated I guess here is my take on this. Anything we do with changing an ordinance or the DRO has to be approved by the Council, it always goes to the Council. So from a change perspective, the Council has the final say, they can vote it up or down, or send it back to us and say rework it. I don't honestly think there is anything that could slip by the Council so to speak from that perspective, but again I don't have a problem again with us asking Paul Ricci to give that presentation. We can have that discussion and I will be glad to be there because I was the chairman.

Mr. Gemian stated well why don't we follow up on the mayor's recommendation.

Mayor Runfeldt stated let Arthur and Chris talk first. Chris, being the Council Attorney, maybe he can find out exactly what Joe is looking for, and sort of what Gary is saying, Joe may be doing this to make sure that everybody on Council is aware of it because they may be too busy to read 73 pages. If that is the case like Nick said, look at the last three pages which is the executive summary, but let Arthur and Chris talk first.

Mr. Gemian stated that's fine.

Mayor Runfeldt stated either Chris can talk to Joe or whatever afterwards, or they can get back to Gary and Gary can talk to Joe, or I can talk to Joe whatever, or we can say go ahead and set it up. Let Arthur and Chris talk first.

Chairman Blewett stated very good.

Any other new business? No.

Motion to adjourn.

Mr. Koldyk made the motion to adjourn.

Mr. Kaufman seconds.

Chairman Blewett asked all in favor.

Board aye.

Chairman Blewett asked any opposed.

Board none.

Meeting adjourned 7:30 P.M.

Respectfully submitted:

Joan Ward, Secretary

Charles Blewett, Jr., Chairman