

**MINUTES OF REGULAR PLANNING BOARD MEETING
HELD ON THURSDAY, APRIL 20, 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. All stood for the Pledge of Allegiance.

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

ALSO PRESENT: PETRESKI, ENGINEER, AND NEISS COUNSEL

ABSENT: GEMIAN, KAUFMAN, AND KOLDYK

Chairman Blewett stated the first item on the agenda is the approval of the minutes from January 19th, 2023 our last meeting. We have two sets of minutes, the reorganization and regular meeting.

Ms. Ward stated the members who can vote are Blewett, Panicci, Runfeldt, Taormina, Terrero, and D'Antono.

Chairman Blewett asked any concerns, questions, or updates?

Mr. Terrero moved to approve the reorg minutes.

Chairman Blewett is there a second.

Mayor Runfeldt seconds.

Chairman Blewett asked all in favor.

Board aye.

Chairman Blewett asked any opposed.

Board none.

Chairman Blewett stated okay very good.

Ms. Ward stated you have the regular minutes too.

Chairman Blewett stated the second one is the regular meeting minutes.

Mr. Terrero moved them.

Ms. D'Antono seconds.

Chairman Blewett asked any changes, comments, or questions.

Mr. Terrero stated none.

Chairman Blewett asked all in favor.

Board aye.

Chairman Blewett asked opposed.

Board none.

Chairman Blewett stated very good.

The second item on the agenda is Grading Permit Application #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. This is a hearing.

Mr. Mianecki stated I am waiting for my client or can I move on without her?

Ms. D'Antono stated why don't you introduce yourself first for the record.

Mr. Mianecki stated I'm the engineer.

Mr. Neiss asked you are testifying as a fact witness I guess.

Mr. Mianecki stated yes.

Mr. Neiss stated so I think you will be able to do that. Something tells me you have done that before.

Mr. Mianecki stated a couple of times.

Mr. Neiss stated but I am going to swear you in anyway because you never know.

Mr. Mianecki was sworn in by Mr. Neiss. Please state your full name and business affiliation for the record.

Mr. Mianecki testified sure. Joseph S. Mianecki, Jr., (M-i-a-n-e-c-k -i), I reside at 9 Midvale Avenue, Towaco, New Jersey, and I am the engineer for the applicant.

Chairman Blewett stated Mr. Mianecki has testified before us and are there any concerns with his qualifications? Thank you.

Mr. Mianecki testified okay. A couple of years ago I was before the Board on this same application as Lester Wolfson was the owner of the property back then. Lester has since sold it to Ms. Matute and she plans to build a 4 bedroom single-family home. I am referring to the Grading, Drainage and Utility Plan and this is the exact same drawing that is in your folders, sheet 2 of 5.

The proposed dwelling is located here and centered in the lot right here, outlined in red, and it is served by a driveway off of Buckingham Road. The property is a corner lot fronting on Jacksonville Road and Buckingham. Jacksonville Road being the northerly boundary and Buckingham Road being the easterly boundary, then the house is centered right here and the driveway connects to Buckingham Road some 200 feet in from Jacksonville Road.

I believe there is an existing curb cut there which we are going to be slightly expanding. The driveway comes up and it is a side entry garage if you are looking from Jacksonville Road from where the house fronts.

We have underground electric, gas, and water. We are proposing a septic system because sanitary sewers are not available. The proposed field is highlighted in green and the septic tanks are in the front yard.

From a runoff standpoint we will be mitigating all the runoff via five dry wells.

In the Darmofalski memo we will capture the water from I'll call it the back out area, the courtyard of the driveway, and there really isn't any good way to do that. I can't put a dry well within 50 feet of the septic system so I'm very limited with anything in this area to capture this water. So, what I've done is I have installed two dry wells in the rear yard and created a swale to pick up some overland water as well as the roof water.

Now I did look at the drawings this evening and if need be, I can probably extend the swale on the westerly side of the house to pick up some more water in the front yard and direct it to the three seepage pits in the front yard. I don't know if that is acceptable to Mr. Petreski or not, but that would be a way to pick up more water. There is no other way to pick up the driveway water.

It is a variance free application.

Chairman Blewett stated can I just ask a question?

Mr. Mianecki testified sure.

Chairman Blewett stated that property slopes downhill and it is all downhill from the top of the hill right?

Mr. Mianecki testified yes.

Chairman Blewett stated so the concern is really just the water that is generated on that piece of property and you are not considering what is coming off the neighbors.

Mr. Mianecki testified correct.

Chairman Blewett stated okay.

Mr. Mianecki testified basically I have a high point in the back corner of the house here and I have a break in the grade right here, so this will drain to this other dry well and I can extend this swale coming around this side and bring these contours up to bring the water around that way and direct it more towards the dry well.

Chairman Blewett stated okay.

Mr. Mianecki testified so that would help mitigate the driveway area.

Chairman Blewett stated okay thanks.

Mr. Mianecki testified the property is located in the R-40 residential zone, and again as I said, it is variance free, it falls within all the setbacks as well as the AC units/compressors and that is really it. It is really a pretty straightforward application.

Chairman Blewett stated okay.

Mr. Mianecki testified I don't really have much more to say.

Chairman Blewett asked you received the letter from Darmofalski Engineering.

Mr. Mianecki testified I did.

Chairman Blewett asked any concerns or comments.

Mr. Mianecki testified no. As long as Alex is okay with my testimony on the runoff.

Mr. Petreski stated I am. I looked at the drainage swales to the northern dry well and if you can pick that up we would appreciate it.

Mr. Mianecki stated that's not a problem. I think everything else, fences depicted on the walls not a problem.

Chairman Blewett asked Alex do you have anything else.

Mr. Petreski stated as a condition of approval, you can give us a copy of the certificate from the Health Department approving the septic.

Mr. Mianecki testified I'll inquire on the status. We applied for that back in February.

Mr. Petreski stated yeah I remember getting paperwork.

Ms. Ward stated we have the paperwork too but I don't have the approval.

Mr. Mianecki testified I haven't heard back from them. I'll inquire with my client tomorrow or with the Health Department, but we are not going anywhere without the septic approval.

Mr. Petreski stated then we have comments 3 through 8 which are standard technical review conditions that we ask for on all applications. Does your client have any objection to those and you will accept those as conditions of approval on this application?

Mr. Mianecki testified I went over all of this with them and no objection. These are all standard conditions like you said.

Mr. Petreski stated yeah.

Chairman Blewett asked I assume that's the end of your testimony.

Mr. Mianecki stated yeah.

Chairman Blewett this is a hearing, may I have a motion to open the hearing to the public.

Mr. Florentino made the motion.

Mayor Runfeldt seconds.

Chairman Blewett asked is there anyone from the public wishing to comment or ask any questions of the witness.

Mayor Runfeldt stated seeing no one coming forward I move we close the public portion.

Chairman Blewett asked is there a second.

Mr. Terrero seconds.

Chairman Blewett asked what would you like to do. Is there a motion to approve?

Mr. Terrero moved to approve.

Mr. Florentino seconds.

Mr. Terrero stated it is pretty straightforward and there are no issues.

Chairman Blewett asked Joan to take the roll call.

Roll call:

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

No: None

Abstain: None

Absent: Gemian, Kaufman, and Koldyk

Chairman Blewett thanked Joe.

Mr. Mianecki testified have a good evening.

Chairman Blewett stated you too.

Mr. Mianecki testified I don't know what happened to my client. I spoke to her two days ago.

Ms. Ward stated I sent her the agenda and another copy of the report but I didn't hear anything.

Mr. Miannecki testified they missed the completeness hearing too.

Ms. Ward stated yes. The resolution will be on for the May 18th meeting.

Chairman Blewett stated the next item on the agenda is waiver request with reference to Preliminary & Final Major Subdivision & Variance Application #637 and Grading Permit #G23-03 by Avdula Ademi and Dhurata Ademi, Twins Investments, LLC, on property known as Block 46, Lot 46 on the municipal tax map also known as 16 Spring Grove Lane.

Mr. Murray stated I'm Drew Murray, I'm here instead of John Barbarula this evening, appearing on behalf of the applicant. I only have one witness this evening Kevin Robine, of Dykstra-Walker Design Group, an engineer requesting waivers on this application.

Mr. Neiss stated I assume that means swear in the witness.

Mr. Neiss swore in Mr. Robine. Would you please state your full name and business affiliation for the record?

Mr. Robine testified it is Kevin Robine (R-o-b-i-n-e) with Dykstra-Walker Design Group. The address is 21 Bowling Green Parkway, Suite 204, Lake Hopatcong 07849.

Chairman Blewett asked have you received the letter from Darmofalski Engineering on this application.

Mr. Robine asked dated March 7th.

Chairman Blewett thanked him.

Ms. D'Antono asked for a quick overview of his qualifications.

Mr. Robine testified sure. I am a licensed professional engineer since 2012 and my license is in good standing with the State of New Jersey. I have testified in front of numerous Boards; Planning Boards, Boards of Adjustments, County Planning Boards throughout Passaic, Morris, and Sussex Counties.

Mr. Murray asked and you are testifying as a professional engineer tonight.

Mr. Robine testified yes.

Chairman Blewett asked any questions or concerns from the Board.

Ms. D'Antono stated no.

Chairman Blewett stated please proceed.

Mr. Robine testified okay. Going through the Darmofalski memo from March 7th there are a few submission waivers from the checklist requirements and I'd like to go through those one by one verbatim from the memo stating what we are requesting and why we feel it is appropriate. I believe starting on page, there is some application information that is being addressed by the project attorney on pages 2 and 3, but I want to jump specifically onto page 4 under the checklist final major subdivision. If there is anything that I'm not getting, please feel free to interrupt me and we can go over anything that is necessary.

Specifically related to Item 4 it is a waiver request for compliance with the Flood Damage Prevention Regulations, including a copy of the NJDEP approved stream encroachment permit and map. An application has been submitted to the DEP for this application for a flood hazard area verification, freshwater wetlands letter of interpretation, freshwater wetlands general permit application, and a transition area waiver. An application was submitted in mid-February and there hasn't been movement yet on the application as far as approvals, however, once those are received they will be forwarded to the Board/municipality. We are requesting a waiver from submission of that information pending receiving approval from the DEP.

Moving onto Item #5 on page 4 under the checklist for final major subdivision related specifically to the wetlands LOI and required buffer approvals from the DEP, again related to submission of the application and the pending permits will be submitted.

Item #6 is related to the proof of application to the Soil Conservation District for soil erosion and sediment control certification, typically we request this to be made a condition of approval. As we go through the process with the Board, there is going to be comments, revisions, and changes to the plan and the Morris County Soil Conservation District typically needs to approve the plan that it is going to be constructed from. So, we would like to defer that to the end of the process in case there are changes so that we don't have to go back for a recertification and that is the reason for this waiver request

Ms. D'Antono stated Mr. Chairman you should note for the record that Items 1, 2, and 3 no action is required just put it on the record since he jumped right to Item #4. One, 2, and 3 are in compliance and 4,5, 6 are still action items.

Mr. Robine testified I'll check those.

Mr. Petreski stated just one second, there are action Items on 1, 2 and 3 and no waivers, but they are still items that they have to provide..

Ms. D'Antono stated okay.

Mr. Robine testified they will be provided. Either they have been provided on the last revision or they will be provided during the full hearing of the application.

Item 7J on page 5, again that is not related to the waiver requests. I will skip to Item 7M which is the location and description of existing utilities within 200 feet of the subject property; sanitary sewers, storm drain systems, water mains, gas, underground electric services which we are requesting a partial completeness waiver from this item. We do provide this information along the property frontage and on the property itself, mainly any area that we feel is impacted either by, the design of the project, impacted by these utilities or the project impacts these utilities, so we've provided enough information on the plan to demonstrate that that has been looked through. So, the additional information beyond what we have provided on the plans within 200 feet we don't feel is relevant to the development of this application.

Chairman Blewett asked Alex do you have any objections to that.

Mr. Petreski stated so far Item 7M and 4, 5, and 6 I have no engineering objections to granting those waivers.

Chairman Blewett thanked him.

Mr. Robine testified Item 7Q again related to comments not specifically waiver requests. Did you want me to go through the ones that you have already --

Mr. Petreski stated it is up to you, but not necessary to go over the ones that are going to be addressed if that is okay with the Board Mr. Chairman.

Chairman Blewett stated just make sure we cover them all, which ones are waivers and which ones are not.

Mr. Robine testified I'll do that.

Chairman Blewett stated okay thank you.

Mr. Robine testified continuing on page 5, Item 7R is related to existing building floor elevations, basements, first floor garages and we are also requesting a completeness waiver for this item. There is an existing single-family home on the property which is to remain and will not be modified as part of this application. With the creation of two other lots that have been provided with all the relative information, however, there will be no change to the existing house and that is going to carry through with some of the additional waivers that we are requesting which are

related to the existing house.

Item 7S is related to the limits of the NJDEP flood hazard area elevation and the elevation of the 100-year flood boundary within the property. Again, we have submitted an application for a flood hazard area verification. Our analysis of the flood hazard area demonstrates that there is less than 50 acres draining to an existing drainage ditch which gives a trigger for whether or not a flood hazard area exists or not pending verification from the DEP, so that is why we are requesting that waiver.

Item 7X existing lighting and landscaping plan. Again, the existing single-family dwelling that exists on the property there is no proposed changes to that so we are not providing any lighting and landscaping plan generally related to foundation plantings for a single-family home residential style light fixtures. Again, it will be provided more in detail as far as what exists out there during the hearing.

Item 7Y and Item 7Z are related to solid waste enclosures, screening of those facilities for both trash and recycling, we are requesting a waiver from that provision because the proposed uses are going to be two-family dwellings and we are anticipating them using just typical garbage and recycling bins to be brought out to the street. There won't be any dedicated specific enclosures for those items.

Item 7BB on page 6 that is not related to a waiver request.

Item 7GG related to existing information within 200 feet of the subject property has to be provided; right-of-way width, improvements contained therein, water courses, railroad, bridges, culverts, drainage pipe systems, rock outcroppings, and natural features, etc. Again, similar to the waiver for utilities, we feel that the information that has been provided on the plan will be enough within 200 feet of the property as has been provided along the frontage on the subject property, and any impacts due to the proposed development on those features I believe have been adequately shown and that is why we are requesting a waiver from that item.

Item 7HH is not related to a waiver request.

Moving on to Item 8 is requesting the cross sections 50 feet on center along the proposed roadways. We are not proposing a new roadway in this application, however, we are requesting a waiver from that, but we are providing a typical cross section of the roadway. There are proposed widening areas so a detail of that has been provided on the latest plan.

Item 12 is not related to waivers.

Item 13B is not related to waivers.

Item 13C is not related to waivers.

Moving on to page 7 Item #14 to show the existing lighting. Again, it is related to the other checklist items. We are not providing any existing lighting plan for the existing single-family home.

Item #15 show proposal lighting. We don't have a specific lighting plan given that it is residential single family and two family nature of the development, however, there will be testimony provided on the type of lighting details regarding that during the actual hearing for the application.

Item #21 is not related to any waiver requirements.

Moving on to the checklist for preliminary major subdivision, again it is noted in the memo majority of the items are related into the final major subdivision checklist with the exception of Item 7Y which is specifically related to both lighting and landscaping plan. Again, related to testimony that will be provided during the hearing.

The last three items are potentially technical comments that are potentially affecting completeness. Number 1 being related to the tax numbers to be assigned to the proposed lots. We will be requesting actual conformation of the numbers shown on the plan or modify the lot

numbering based upon what the tax assessor's recommendations are.

Mr. Petreski stated the tax assessor in his memo gave us the block and lot numbers.

Mr. Robine testified oh we do have that.

Mr. Petreski stated talk to Mr. Barbarula, you should be able to get that from him.

Mr. Robine testified sure.

Ms. Ward stated I can provide you with a copy of his memo.. The assessor provided the block and lot numbers and addresses which are all on Spring Grove Lane.

Mr. Robine testified thank you.

Item #2 is related to the RSIS (Site Improvement Standards) requirements and we are requesting a waiver from those provisions of the RSIS. It is a formal written request, we alluded to it in our last submission but we have not yet submitted a formal request. Item 2 related to the 15 foot existing right-of-way width of the road fronting on the subject property where RSIS requires 50 feet of a right-of-way, and then also related to the cartway width where RSIS classifies a roadway as a residential access drive requiring a minimum travel way of 20 feet. We are proposing a widening of the road to a minimum of 18 feet along that project frontage so we will need to get an exception from the RSIS requirements for that.

Also related to #2 in the RSIS requirements for a residential access road for a requirement for 2 sidewalks on either side of the roadway and given there are no existing sidewalks in the vicinity we feel it is necessary to request that exception from that requirement.

Moving on to Item #3 --

Chairman Blewett asked are both sides of the road developed here.

Mr. Robine testified portions of the opposite side of the road it is right along the inside curve and across the street is a lot owned by the Borough of Lincoln Park and beyond that the other lots are developed.

Chairman Blewett thanked him.

Mr. Robine testified moving onto Item #3 related to the RSIS requirements, specifically the geometry and grading of the existing roadway, there are numerous conditions that the existing roadway does not meet so we are going to request those exceptions from the RSIS design standards for the existing roadway and for the widening areas of the existing roadway. There is a slew of them from the centerline radius, the maximum grade, minimum tangent between the reverse curves, minimum curve radii, those are all basically nonconforming today, and we are going to enhance the roadway with widening but we are not going to be in full compliance with the RSIS requirements.

Hope I didn't go too fast but I believe that covers all the items listed in the Darmofalski report.

Chairman Blewett stated I want to go back to #2, do you guys have any comments on that?

Mr. Petreski stated given the existing (inaudible- microphone interference) conditions it would be very difficult to meet the requirements of the RSIS, so we would anticipate them to provide some justification for not meeting the RSIS standards.

Chairman Blewett asked and you are okay with them proceeding that way.

Mr. Petreski stated yes we are.

Chairman Blewett thanked him. Any questions from the Board? Motion to open to the public. Is there anyone from the public who would like to comment or ask questions? Please come forward and state your name.

Ms. Siegal stated good evening my name is Laura Siegal and I reside at 4 Branch Place in Lincoln Park. We are a neighboring property to the current Ademi property and part of the subdivision. I am not the legal homeowners to be very clear, the legal homeowner is Cecelia Borinski and she is my deceased grandmother and is currently listed (inaudible) as Isabel with a current address of Valsport, North Carolina, that is my mother. She has not been here since she left for college.

Chairman Blewett asked do you have a specific question for the applicant.

Ms. Siegal stated I just want to make sure the Board is aware that my buildings exist. On review of the small version of the plan and then a very temporary review of a large version of the plan, my house and the detached one-car garage do not appear to be listed.

We are worried about runoff and I understand that this is not the purpose of today's conversation but it is a concern. What is listed as Brightwood Road is a private driveway nowadays and it is my driveway, and it was severed as a road when the Hilltop Farm Condominiums were built in the fifties, sixties, seventies, somewhere in there. I just want to make sure that the Board is aware.

Mr. Neiss asked have you had occasion to discuss any of this with them.

Ms. Siegal stated yes. My mother I was told has had two phone calls with Dykstra-Walker where they say everything has been done to spec, and I am not disagreeing with that. I do not know any of the engineering side and it is my understanding that a letter was sent from my mother to the DEP to make sure that they are also aware that our buildings exist.

We have seen major runoff changes in the last hundred years since any properties have been touched on Spring Grove Lane.. The former homeowners were the Mullens, our second cousins, and our families have always lived there so I understand the history of the properties and therefore I just want to make sure that the Board knows that we are there.

Ms. D'Antono stated to be clear your house is going down 202 is --

Ms. Siegal stated it's immediately on the right.

Ms. D'Antono stated the white one that stands alone by itself with a big yard.

Ms. Siegal stated yes.

Ms. D'Antono stated gotcha.

Chairman Blewett asked any comments from the engineers.

Mr. Robine testified I know we are aware of the situation and I believe that the conversation was with Marc Walker of my office as he is the engineer of record at this moment. Certainly, the design takes into consideration the surrounding areas and surrounding properties, and again there will be a lot more information presented at the actual hearing demonstrating that and we appreciate your input anywhere you can provide it.

Ms. Siegal stated absolutely.

Mr. Taormina asked any other information about her driveway.

Mr. Robine testified we do not --

Ms. Siegal stated it is Brightwood Road on the map, but I believe when you pull up the tax map it's shown as decommissioned Brightwood Road. It only goes to my house.

Mr. Neiss asked that is not adjacent to the subject property correct.

Ms. Siegal stated it is. The lower division of the subdivision itself.

Mr. Robine testified but your property is Lot 40.17 and there is a property between the subject property and Lot 41.

Ms. Siegal stated it is Lot 7 that makes up the woods yes.

M. Robine testified okay.

Ms. Siegal stated I believe that is part of the wetlands or listed as part of the wetlands, and on the map the left most portion of that towards Branch Place is where the lower subdivision is proposed to be with two duplexes.

Mr. Robine testified sure. We will certainly review the location of that dwelling. It is not showing up on the plans and I'm sure we will show it on revised plans.

Chairman Blewett asked doesn't the road, it almost shows it as contiguous from 202 to Spring Grove Lane.

Mr. Robine testified it is an interesting meandering of the road to say the least, from 202 as you come in it meanders to the left and basically goes up and around to the right along our project frontage, and then it continues onto Hunter Road.

Chairman Blewett stated that is my concern. I happened to look at it tonight on Google Map and I was able to follow it from 202 right up to --

Ms. Siegal stated onto Branch Place and then kind of one road there are two houses and Brightwood Road to the right. If you use Apple Max, it may actually direct you to Brightwood Road right there. I get deliveries for 16 Brightwood Road which is on the other side all the time.

Chairman Blewett stated okay.

Ms. Siegal stated then if you continue up as you are saying, it goes left and then turns right and then you go right into Spring Grove Lane, and if you go left it eventually becomes Hunter. If you come down, you come down on the Hunter access.

Chairman Blewett asked so Alex it sounds like it is a decommission road or something that has turned into driveway.

Mr. Taormina asked what does that mean.

Mr. Robine testified it is an unimproved road.

Ms. Siegal stated well it is improved.

Mr. Robine testified not improved to the standards of the municipality, it may be considered a paper street.

Chairman Blewett stated exactly.

Mr. Robine testified the subdivision would not be through that paper street it would be through Spring Grove Lane. As mentioned, the tax assessor is going to assign any addresses along Spring Grove Lane, and without giving a full presentation of the application here that will not be accessed on that side of the property to the proposed properties.

Mr. Taormina asked will she still have access.

Mr. Robine testified yes there will be no change to them.

Chairman Blewett asked anything else.

Ms. Siegal stated thank you that's all.

Mr. Robine testified thank you.

Mayor Runfeldt stated seeing no one else coming forward I move to close the public portion.

Mr. Terrero seconds.

Chairman Blewett asked all in favor.

Board aye.

Chairman Blewett any opposed.

Board none.

Chairman Blewett asked what is the Board's pleasure on this application. Do we agree with the waivers/partial waivers? Is there a motion to approve?

Mayor Runfeldt made the motion to approve the waivers as discussed tonight with the engineer's input.

Mr. Terrero seconds.

Mr. Florentino stated that they will look into what (inaudible – static from microphones).

Chairman Blewett stated they will have to provide that testimony during the application.

Mr. Florentino stated okay.

Roll call:

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

No: None

Abstain: None

Absent: Gemian, Kaufman and Koldyk

Chairman Blewett stated okay, thank you.

Mr. Murray thanked the Board.

Mr. Robine thanked the Board too.

Chairman Blewett stated the next item on the agenda is the Ordinance Committee's report on the proposed zoning map revisions.

Ms. D'Antono stated Joan had provided us with a memo with about maybe half a dozen bullet points to be reviewed. Tom, John, Josh, Chris and myself and we went through Joan's memo in detail and we took notes and pointed our findings of facts, and I see Joan has a revised map with a love note that says in the top left change back to an R-40 Zone the Jacksonville Road area because it was labeled R-15. I'm not sure that was a hiccup that came from our meeting and we marked it to be R-15.

Ms. Ward stated no that was a mistake by the the surveying company, but I notified them and it is back to an R-40 Zone.

Ms. D'Antono stated I'm in agreement with that that should be reverted back to an R-40 Zone.

Our discussion from that meeting was fruitful and we gave our findings back and this is a result the updated map here.

I wish I had your original memo here but you probably have it some place.

Ms. Ward stated I didn't bring it with me. The only thing that was not changed on the map is the GA-S Zone for the Pine Brook Village Complex which was built originally as garden apartments, but Custom Living sued the Borough and it became a condo project with the 77 low/moderate units as rentals for a 15 year shelf life. It is now a condo set-aside project, owner occupied, and should eventually be changed on the map and reflected in the DRO.

Ms. D'Antono asked so is that going to be a housekeeping item for Council to address that at some point. The initial application was for garden apartments but it reverted to condos. Mayor is that something Council would like to correct for the record.

Mayor Runfeldt asked you should do a recommendation.

Chairman Blewett stated why don't we just send a memo to Council or who is the best person to send it to.

Mayor Runfeldt stated send it to Courtney.

Chairman Blewett stated so we will send that recommendation Joan.

Ms. D'Antono stated just so we don't have loose ends and we can fix it.

Ms. Ward stated two warehouses were built in the Frassetto complex in the PI Zone but they were built to the I standards as they did not have the 25 acres required in the PI Zone. That is being changed on the map to an I Zone as only those two lots were in the PI Zone.

Ms. D'Antono stated I'm in agreement with that.

Ms. Ward stated we had some minor housekeeping items on the map where it didn't require any zone changes. They put the street addresses in the condo and townhouse projects.

Ms. D'Antono stated that is good and helpful to have it labeled.

Ms. Ward stated some of the streets in the Two Bridges area have been taken off the map.

Ms. D'Antono stated correct from the flood buyouts.

Chairman Blewett stated the next item on the agenda is Ordinance Committee Report on accessory structures, lot coverages, etc. which is also yours.

Ms. D'Antono stated we had a second meeting to discuss a little bit granular conversations on wherewithal of decks, gravel, pavers, generators, and air conditioning condenser units. Impervious coverage came up into the conversation and I'll give you an example.

Everyone is familiar with Rich Iberer's house on Ryerson Road where he had no grass in his front yard it is all rocks. His daughter lives there. So, we were debating back and forth what is considered you know if they changed it, the way it is written, how much percentage you can put in the front yard versus my backyard/side yard and we went back and forth on this if I want it all stone or all grass.

Mr. Panicci stated asphalt, stones, combine within the front yard and the backyard so it is a work in progress.

Ms. D'Antono stated yeah we didn't come to a final conclusion on that yet because we were getting kind of hung up on, Tom was keeping it more simple. Josh was making it a little more granular so we were just trying to use that as an example since it is probably one of the only houses in the Borough that does not have a grassed front lawn. The whole concept is that people move to the suburbs to have a front grass yard.

Mr. Terrero stated the question is what is considered impermeable or should the percentage be divided between the front and the back allowed.

Chairman Blewett stated the original question from my perspective was to define impervious surface so that we have a clear definition as to what it was. Then there was a recommendation from Tom Boorady to look at certain residential zones about potentially increasing the amount of impervious surface.

Ms. D'Antono stated we were going back and forth on the formula method to use. If you are in this platform it is going to draw this result. I don't have my notes with me and I apologize, but it was an exhausting conversation because it was becoming too complicated for something that should have been very simple.

Chairman Blewett stated right.

Ms. D'Antono stated so we need to regroup on this again as a committee to come back to the Board with something more, like give you the four top bullet points and then move forward and say hey, this is what we recommend. Like would I put my air conditioner condenser unit on my neighbor's side to annoy him or put it on the other side of the house. We were debating some of these issues like pergolas, all sorts of things.

Chairman Blewett stated decks.

Ms. D'Antono stated yeah.

Ms. Ward stated it sounds like you need another committee meeting.

Chairman Blewett stated yes.

Ms. D'Antono stated right.

Chairman Blewett stated do we want to increase the impervious surface for certain zones.

Ms. D'Antono stated right.

Chairman Blewett stated I think the recommendation was yes for R-15, R-20 and leave it for R-40.

Ms. Ward stated then we can set up another committee meeting. I'll get some dates together and see if we can set it up again.

Ms. D'Antono stated that is fine it is work in progress.

Chairman Blewett stated okay. The last item on the agenda is the Downtown Improvement Committee implementing 2022 Master Plan Reexamination Report recommendation and suggestions. We had that meeting at the end of the year and there was a request to write a summary of the Master Plan recommendations and Paul Ricci did that. What I didn't realize is he only sent it to me initially and nobody else got it. My apologies for not recognizing that but I think everybody now has the summary of the Master Plan recommendations. He goes through and points out those things that he and the subcommittee raised during the evaluation of the Master Plan review.

There are some things now, Gary isn't here tonight, but one of the things that Gary called me about was we had discussions around buildings and potentially three stories in the downtown district. There was one initiative that I don't think you've gotten to talk about it yet which was to look at adopting or recommending the standards for building in the downtown area.

Mr. Terrero stated there is that and then there was a draft, and I don't know who technically started this it may have been Council. It was around the time that we were working with the church. It got mixed between the time Meridia was coming in and those standards were being adopted and revised again, and then we were trying to look at Fatos' property, so there is a Draft of the Downtown Improvement which also states what changes should be made in the downtown area.

Chairman Blewett stated right.

Mr. Terrero stated so the question is do we revise this draft and then use it as the basis because most of those points are there with the exception of the three story high buildings.

Chairman Blewett stated so I think from my perspective, this is just my opinion, is that there were design standards for the area in need of redevelopment and the Council I believe put one forward but never adopted it. You're right we do have the church property that is being redeveloped and there was a standard for that. The interest is to come up with one standard either adopt what was done for the areas in need of redevelopment or come up with something slightly different. I know Gary, when he spoke with me, he did have an interest in some of the things we discussed around parking, building heights, and things like that.

I think the objective now is that we have this and the recommendations for the Downtown Committee to come back with a recommendation on how to move forward. I think that was really what the objective was all in all. Any discussion from the Board? Any comments about the summary?

Mr. Terrero stated it is pretty straightforward. We have two projects going with something that was approved and if we are not going to be able to approve the third thing it is going to be a mismatch out there especially what is going on with the downtown area. I think we need to evaluate what has already been approved and come up with plan.

Chairman Blewett stated right.

Mayor Runfeldt stated the approval of the second project was --

Mr. Terrero stated it was never approved and only in draft form and never executed. We only have a draft copy of the document.

Mayor Runfeldt stated right I understand. It should not be a mismatch like the streetscape and things like that, but I agree it should be in written form.

Chairman Blewett stated I think we talked to it as it applies to the redevelopment of the church property and not more broadly, and I think to come in with recommendations to the Council for a plan that would encompass the downtown area that is essential.

Ms. D'Antono stated it is so hard because the church property on Main Street is like a unicorn.

Chairman Blewett stated not with respect to streetscape.

Mr. D'Antono stated not in that aspect.

Chairman Blewett stated and that is the only thing that would impact that location.

Mr. Terrero stated it will be sore thumb once you start building three story high the façade, but Gary would like to push forward for us to look into that because it really doesn't mix or blend in.

Chairman Blewett stated yeah whether it is two or three stories you know I think some of the concepts around parking which is desperately needed in town may help. Two or three I think that is up to the powers that be. So, any other comments about this?

Mr. Florentino stated the last time we did this Master Plan I think one of the conversations was to be able to checkmark the responsibilities and one of the things that we learned, we spent countless hours on this and I think what we all agreed on at least, it may not be necessarily this Board but someone should kind of think this through and look through it and checkmark yes we are working on this, or yes this is not something we can do right now.

Chairman Blewett stated I read through this and there is a lot of yellow on it, and the yellow I felt were things the Planning Board would be able to make recommendations to the Council on. You know if we are going to change and update definitions to evaluate the suitability of the existing parking requirements and I think that would kind of fall to us to initiate and to make recommendations to change the DRO. I agree and I think that was one of the points that I brought up. You know there is a spread sheet that assigns departments and you know as we

evaluate the previous plan there wasn't a whole lot that got done.

Mr. Florentino stated right.

Chairman Blewett stated I'm not sure I have a recommendation for this other than I see some things here that are probably our responsibility to initiate. This report is also ours and not the Councils it is the Planning Boards. Any other comments on this? That is kind of my opinion.

Ms. Ward asked do you want another meeting on this.

Chairman Blewett stated well I'm not sure this is a committee meeting this is probably a sit down and an evaluation of what we can do and if we feel something falls outside of our purview, our responsibility, so let me think about it. We will come up with a plan on how to address it and maybe it is just going through the report and saying who is the right person to do this and what group, and then obviously we are going to have to have a conversation with them or the Council.

I did see a Council member in the audience and would you like to comment?

Mr. Gurkovich stated not at this time. I will have comments.

Chairman Blewett stated okay.

Mr. Gurkovich stated I wanted to hear what progress you were making.

Chairman Blewett stated all right very good. Thank you.

Okay is there any other business?

Ms. Ward stated you have the letter from Alvin.

Chairman Blewett stated I do. The mayor, Joan and I received a note from Alvin.

Mayor Runfeldt stated I ripped mine up.

Chairman Blewett stated for those of you who haven't heard, Alvin has taken a job out of state and effective June 30th he is going to resign his position on the Board. I am sorry to see you go but we can't negotiate your staying.

Mayor Runfeldt stated if we double his salary.

Chairman Blewett stated right. Certainly, Alvin we appreciate your input and service you provided to the community. Thank you very much and we will miss you.

Mr. Florentino stated I have a couple of more weeks here.

Chairman Blewett stated okay. So that said, motion to adjourn.

Mr. Terrero moved to adjourn..

Chairman Blewett asked for a second.

Mayor Runfeldt seconds.

Chairman Blewett asked all in favor.

Board aye.

Chairman Blewett asked any opposed.

Board none.

Thank you.

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Meeting adjourned 7:59 P.M.

Respectfully submitted:

Joan Ward, Secretary

Charles Blewett, Jr., Chairman