

Work Session
Mayor and Council
August 23, 2012

A Work Session of the Mayor and Council was called to order at 7:40 p.m. by Mayor Barra who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following individuals answered roll call: Council members Strauch, White, Wilczynski and Mayor Barra. Mr. Bernstein, Ms. LaMonica, Mrs. McSwiggan were absent. Mrs. McCarthy and Mr. Bole were also present.

Public Comments

Mrs. Stephanie Tengi of Allen Street said she was concerned about what she read in the newspaper with regard to a zoning ordinance for non-conforming extensions. Mrs. Tengi is a member of the Board of Adjustment. She stated that the Board wanted to confirm that this ordinance does not include ancillary buildings. The Board would also like to see this ordinance limit additions to 150 square feet. They believe that 200 square feet as the ordinance currently reads is too large.

Mr. Barra gave an example of what this ordinance is intended for. If someone has a conforming home in every respect and they want to put on a 500 square foot addition on their home, they would see the Construction Code Official. If another person wants to put on an identical addition but they have an existing non-conformity, they have to go to the Zoning Board. The intent of the ordinance is to assist people with an existing non-conformity who want to put on a conforming addition. The 200 square feet was put in so the Zoning Board would look at any application that proposes an addition greater than that size which the Planner considers to be de minimis.

Mrs. Tengi said the Board of Adjustment initiated this ordinance because they didn't want to see residents pay money to make small additions to their house. However, some of the Board members have the expertise to say that the additional 50 square feet will not serve the intent that they had originally proposed. They feel that 200 square feet is a fairly large addition.

Mr. Strauch asked Mr. Bole if the ordinance was changed if it could still be voted on this evening.

Mr. Bole said that would create a procedural problem because the Planning Board made a recommendation based upon 200 square feet. It would take a 2/3 majority of the Council to make any changes to the Planning Board's recommendation.

Mayor Barra stated that it places a burden on people who have an existing non-conformity to come to the Zoning Board for an additional 50 square feet over the Board of Adjustment's recommendation. The Planner believes that 200 square feet brought the Borough into

conformance with the Municipal Land Use Law. Using 150 square feet would have put Allendale into a special category.

Ms. Tengi said she didn't feel it was a bad decision to make the change to 200 square feet. She was mostly concerned about ancillary structures.

Mr. Barra said the Land Use Committee has recognized that ancillary buildings are a big problem in Allendale. Sheds used to be considered an ancillary structure, but now an ancillary structure can be a cabana with a second floor, kitchen, fireplace and bedrooms. This is a problem that will be discussed at the next Land Use Committee meeting. The Committee will be seeking the input of both the Planning Board and the Board of Adjustment.

Mr. Strauch said he became aware of these issues seven years ago. He asked to leave this evening's ordinance as it currently is. If the 200 square feet turns out to be a problem he will recommend it be brought back to the Land Use Committee to be refined.

Ms. Tengi offered to help draft an ordinance on accessory buildings.

Mr. Barra said the next meeting of the Land Use Committee will be September 14th and he invited Ms. Tengi to attend.

Mr. Barra opened the meeting to anyone else who wanted to speak.

Mr. Brian Davis of 58 Trotters Lane asked if the Police Department in Allendale would consider having Special Police Officers.

Mayor Barra said Sgt. Griffith specifically talked about this issue. He has brought in Special Police members in the past. There hasn't been overwhelming enthusiasm from the Police Department. The Council is open to the concept of Special Police because our CERT members cannot direct traffic so having Special Police would be an advantage. Mayor Barra stated that he would be in favor of anything that decreases overtime and decreases taxes to Allendale's residents. Special Police have been used at the Fire Department's 100 year anniversary and at the Fun Run.

Mr. Barra said the Police Chief's position is that he would like to know more about it.

Mr. Davis said he was a member of the Special Police in another town and would appreciate considering allowing Special Police in Allendale.

Agenda Review

There were not enough members present to vote on the minutes of August 9, 2013.

Resolution 12-250

Approval of this resolution will allow the Borough to apply for a Bergen County Open Space grant. The grant money will be used to make improvements at Crestwood Lake. Those improvements include a slide, benches and tables.

Mr. Strauch said he was very impressed with the Mobi Mats that have been installed at the Lake. They are great for people with accessibility issues as well as strollers and people who bring carts and wagons to the Lake.

Mrs. Wilczynski added that the mats are also very helpful for grandparents with walkers. She said Allendale was fortunate that there is a nice grade leading to the water. Other municipalities that have steeper grades are having to install \$50,000 elevators to make their areas handicapped accessible.

Ordinance 12-16 - Sump Pumps

Mayor Barra said a comprehensive sump pump ordinance is being introduced tonight.

Mr. Barra thanked Mrs. McSwiggan, Ms. LaMonica and the resident volunteers who have served on the Sewer Committee. All of them have put in a great deal of time working on this ordinance and he appreciates their effort.

After the introduction of the ordinance, residents will be asked to set up an appointment to have their homes inspected. If they have a sump pump it must be properly installed and cannot discharge into the sanitary sewer. The Borough will work with the residents to try to correct any incorrectly installed sump pumps. Allendale's Construction Code Official will be conducting the inspections.

Mayor's Report

Today Mayor Barra received a written notice that we have received an approval for \$33,150 for a Community Development Block Grant for handicapped accessibility at the Borough Hall and the restrooms at Crestwood. Also the ramp on the Library's side will be redone to be create a more gentle slope.

A meeting was held today at the County about primarily the Brookside Avenue Bridge. Signs have gone up saying the work will start on September 4th but in light of other closures that date has been changed to September 10th.

The contractor for the Myrtle and Crescent Avenue project has brought in an extra crew. He is optimistic that he will have the road partially open by September 7th.

There will be a meeting for all residents on September 5th at 7 p.m. at Borough Hall to discuss the detour for the Brookside Avenue Bridge project. A representative of the County will be present as well as officers from the Police Department, Mrs. White and the Mayor. The contractor for this project expects that the road will be open in April of 2013.

There will be pedestrian access via a temporary structure at this location. They have assured Allendale that it will be safe.

The contractor for this project will be H & R Construction of Midland Park. He has worked on other bridges in Bergen County and is familiar with the area.

The Council voted unanimously to adjourn to Regular Session at 8:00 p.m.

Respectfully submitted,

Gwen McCarthy
Municipal Clerk