

January 19, 2017

A Regular Session Meeting of the Allendale Planning Board was held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on January 19, 2017. Chairman Quinn announced that the Open Public Meetings Act requirements were met by the required posting and notice to publications and called the meeting to order at 8:00 p.m.

PRESENT: Mayor White, Councilman Sasso, Chief Scherb, Mr. Quinn, Mr. O'Connell, Mr. Zambrotta, Mr. Daloisio, Mrs. Checki.

ABSENT: Mr. Bonifacic and Mr. O'Toole.

Mr. Quinn began with an explanation to the public in attendance that this was a regular session of the Planning Board. First on the agenda was some administrative business of the board prior to hearing the review and recommendation to the Mayor and Council for the proposed Ordinance. Mr. Quinn asked Mr. Botta to administer the oath of office to the following members: Chief Scherb, Councilman Sasso and Mr. Daloisio. Next on the agenda was the nomination and election for Chair, Vice Chair and Secretary for the 2017 Planning Board which is voted on yearly. Mr. Quinn read resolutions PB-17-01, PB 17-02 and PB 17-03 into the record. Mr. Quinn would be honored to serve another term with Mr. O'Connell as the Vice Chair and Mr. Daloisio as Secretary. A joint resolution was motioned for approval by Chief Scherb, second by Mayor White. All present voted in favor. In addition, Resolutions for time and place of meetings for 2017, PB 17-04; Appointment of Legal Counsel Mr. Botta, PB 17-05; Appointment of Planning Board Engineer Mr. Vreeland, PB 17-06; Appointment of Planning Board Planner Mr. Snieckus, PB 17-07; Adoption of Rules and Regulations for the Borough of Allendale Planning Board, PB 17-08; Appointment of Planning Board Secretary Michelle Ryan, PB 17-09; and Appointment of Planning Board Recording Secretary Christina Montanye, PB 17-10. A motion was made by Chief Scherb, second by Mr. O'Connell. All present voted in favor of the resolutions listed.

Mr. Quinn then moved to the next agenda item which was approval of October 20, 2016 Regular Session Meeting minutes. Mr. Quinn asked for any changes or modifications. Hearing none, Mayor White made a motion to accept as presented, second by Mr. O'Connell. A roll call vote was taken.

APPROVE: Mayor White, Councilman Sasso, Chief Scherb, Mr. Quinn, Mr. O'Connell, Mr. Zambrotta.

ABSTAIN: Mr. Daloisio, Mrs. Checki.

Mr. Quinn moved to the introduction of Ordinance 17-03 the next agenda item. An Ordinance to Amend, Supplement and Revise The Code of the Borough of Allendale, Zoning, Chapter 270 and Land Subdivision and Site Plan Review, Chapter 147. Mr. Quinn Introduced Mr. Wiss, Borough Attorney, and Mr. Snieckus, Borough Planner. Mr. Wiss presented a brief synopsis and discussed the rationale for the Ordinance presented for those who were not present at Monday night's Work Session. Mr. Botta reiterated for the Planning Board its duty in this matter is to affirm that the proposed ordinance is in compliance with the Master Plan, if they found it to be true. Mr. Wiss explained the protracted history of litigation; lighting implemented at the High School and the solution of Ordinance to manage the use of both permanent and temporary lighting. Mr. Drill, a noted land use expert, and Mr. Snieckus Allendale Borough Planner created the Ordinance from an analysis of a conglomeration of State Wide Ordinances on this topic. Mr. Snieckus again reviewed the Ordinance and detailed aspects for the Planning Board to understand the reasoning for the regulations. Mr. Wiss in concert with Mr. Snieckus elaborated on certain points for the Planning Board which was discussed during the work session on Monday, January 16, 2017. Mr. O'Connell questioned the yearly testing and spillage from the lights. Mr. Snieckus confirmed it would have been done yearly to ensure compliance. Mayor White echoed Mr. Snieckus stating the Borough Zoning official will be in command of the lighting plans to ensure the specifications are met. At this time the presentation was complete and Mr. Quinn then opened the meeting for the public to comment on this Ordinance.

Mr. Botta advised the public that this is a hearing to review for compliance with the Master Plan and further comments can be made at the Mayor and Council meeting on February 16. First to approach the microphone was Mr. Simon on behalf of the neighbors; Michael Simendinger, Thomas McDermott, and Michael Walters. Mr. Simon argued that this Ordinance was inconsistent with the master plan and many of the neighbors' concerns were not incorporated with the last round of revisions. Mr. Walters was present for the opportunity to present to the entire Planning Board the primary concerns that were still pertinent to the neighbors yet not in the final proposed Ordinance. Mr. Walters began with the reading of select pages from exhibit 1 The Master Plan Borough of Allendale, Bergen County, New Jersey revision 2005. The concern was the conflict with the zoning of neighborhoods versus the school zone. Next was the periodic Borough of Allendale re-examination report of the Master Plan in 2011 (exhibit 2). Again buffering and zoning was highlighted as to be inconsistent with this Ordinance due to the lights effect on the surrounding residences. The buffering with a fence is not ideal and Mr. Walters proposed a natural buffer of evergreens to be planted between the nearest residence and the light spillage. Even on the school property natural vegetation buffer would be a more ideal aesthetic in the opinion of the neighbors. Mr. Walters then presented exhibit 3 a

modified copy of Ordinance 17-03 and highlights of the proposed changes from the neighbors' perspective. The first is to eliminate the use of the diesel lights. The school would be doing so with the installation of 4 permanent lights towers at the football field and utilizing the mobile lights as necessary around the other athletic fields. Next was the height of the lights with the conclusion that a higher elevation, of 65 feet to 85 feet, for a more direct light on the fields was preferred. The neighbors also agreed with the .25 foot candles limit at then property line. Mr. Simon then summarized that the lights do not enhance the suburban character and those few modifications will bring the proposed Ordinance minimally in line with the Master Plan. Mr. Zambrotta asked about the use of diesel lights as a concern to the neighbors. Mr. Wiss stated the diesel lights had many drawbacks and would be beneficial to ensure they will no longer be used on school property. Mr. Simon elaborated on the height and foot candles aspects of proposed changes. It is their intention that with the change in height and brightness it would be better controlled and more acceptable to the neighbors. Mr. Quinn clarified for himself and the Planning Board that the lights would be better if they were set at a higher height, which was affirmed in the positive by both Mr. Simon and Mr. Walters. Mr. Quinn thanked them for their testimony and their proposed presentation of additional revisions to be incorporated by the Mayor and Council.

Ms. Barbara Garand, President of the Northern Highlands School Board spoke next. It is their intent as a school to elevate the athletics to the same high output and performance as the academics and the additional improved lighting would further their long range goals for the school facility and students.

Jim Mulanaphy, a member of the NHRHS board of education and Allendale Sports Association spoke. He reminded the Planning Board that when the school was built in 1965 there was minimal or no residential homes along the perimeter of the school properties. He believed the playing field for a public institution such as the high school with lights will broaden the opportunity to field more sports, extend game times, and allow for junior varsity and freshman programs.

Greg Kole of Ho Ho Kus and Grace Travers of Allendale, both seniors at Northern Highlands Regional High School spoke. Greg began with his experiences as a student athlete. The perspective he offered was the extended game times would allow more students and parents to attend the games. This would be an enhancement to student life for athletes, students and the public and avoid conflicts with homework and other club activities after school. Grace expounded on her experiences as an athlete and all the incomplete games due to darkness in late fall and early spring. It would be a true upgrade to both the student facilities and the student athletic life with more practice time; more games completed which would have more parents and students in attendance.

Mike McCabe, a coach of football, lacrosse and director of the Relay for Life event spoke next. In the past the 24 hour event was limited due lack of lighting, yet had high student participation. The lighting would enhance not only the student athletes but this event also. The Board pointed out that the use of lights at night was subject to the time limits imposed by the Ordinance including the Relay for Life event.

Tim Corrison of Ho Ho Kus, representing Highlands Lacrosse spoke. For Mr. Corrison it is a safety issue as too many games have been called as the equipment is not adequate to play at twilight with a high risk of injury to the athletes.

Robert Williams, Director of Athletics also spoke. He believes the students deserve the best environment to allow the safest conditions and a level playing field with other competing schools in their division. This will allow for more practice and an elevated level of student talent which has already produced many State Championship teams.

Michael Schmidt of 130 Powell Road, Allendale, spoke. He stated he has attended the school board meetings and now this meeting and he appreciates the benefits the lights will bring. He can also understand the terms and conditions of the neighbors for their appreciation of the law and privacy. He asked the board to consider the comments, safety concerns, no opaque fencing but bushes as buffer materials. This will be a benefit to the students and the residents who would be able to utilize the school grounds.

Mr. Zambrotta noted the challenge of not using the lights in the parking lots for the relay for life event. Mr. Snieckus reminded him the parking lots are not designated as athletic fields under the proposed ordinance. At this point Mr. Quinn closed the meeting for the public comments and brought it back to the board to discuss the comments and concerns presented. Ms. Checki commented on the rationale for the fence and the height which might be in conflict with the fencing height allowable in town. Mr. Quinn stated that shrubs as a buffer proposal might not be ideal as they are dynamic living things that might not stay solid over time due to a multitude of reasons. He also confirmed that the diesel lights will be in a transition period moving towards removal over time as permanent lights are installed. Mr. O'Connell asked about parking issues on the impacted streets around the school and studies of traffic during school athletic events. Mayor White answered that Borough will work with the neighbors to draft of an Ordinance regarding limited parking in the surrounding neighborhoods. Mr. Zambrotta asked for the

landscaping in lieu of fencing is recommended. Mr. Botta reminded the Planning Board that recommendations can be made to the Mayor and Council but it is up to them to make the final decisions. Mr. Quinn verified that Mr. Zambrotta would like greater usage of landscape versus fencing which Mr. Sasso answered that would constitute a substantive change to the proposed Ordinance. Mr. Botta suggested that a proposal to authorize a resolution that the Ordinance is consistent with the Master Plan. Mr. Quinn stated that Mr. Walters noted that the Master Plan is broadly written and that the restrictions and regulations apply to the principle use of the school property. The diesel lights will be phased out over time and the lighting technology has improved since the Master Plan was written especially with LED lights. Mayor White commented that little reference was made to the Master Plan of 2010 for Open Spaces. The new equipment that is in alignment with national standard would benefit the school community and residents of Allendale.

Mr. Quinn directed Mr. Botta to write a letter to the Mayor and Counsel that the Planning Board has thoroughly reviewed the ordinance and the elements of this ordinance are substantially consistent with the Master Plan and recommend its adoption as proposed. Mr. Zambrotta made a motion to accept as presented, second by Mayor White. A roll call vote was taken.

APPROVE: Mayor White, Councilman Sasso, Chief Scherb, Mr. Quinn, Mr. O'Connell, Mr. Daloisio, Mr. Zambrotta, Ms. Checki.

Next on the agenda was correspondence. Mr. Sirico tendered his resignation as he is moving to the Zoning Board of Adjustment. Mr. Quinn and Mayor White thanked him for his time as Planning Board member and Vice Chairman. Mr. Sirico is relocating to the other board at the request of the Mayor.

Mr. Sasso noted the Land Use Committee is looking into modernizing the applications, appropriate pricing of fees, and is still in the process of reviewing the construction code. Mr. Quinn noted that the Planning Board applications and related documents require updating and he has asked Michelle Ryan to commence a review. Mr. Quinn asked for any other PB members to volunteer to assist Mr. Sasso and Mr. Daloisio agreed to be part of the effort.

Mr. Quinn asked for a motion to adjourn the meeting, Mr. Zambrotta made a motion, Mayor White seconded the motion. The meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Christina Montanye