

August 21, 2014

A regular meeting of the Allendale Planning Board was held in the Municipal Building on August 21, 2014. The meeting was called to order at 8:05PM by Mr. Quinn, Chairman, who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following members answered to roll call: Mr. Quinn, Mr. Barra, Mr. Sasso, Mr. Sirico, Ms. Sheehan, Mr. Scherb, and Mr. Zambrotta. Mr. Walters, Mr. O'Connell, and Ms. Checki were absent.

On a motion from Mr. Sirico, seconded by Mr. Zambrotta, the minutes from July 14, 2014 and July 17, 2014 were approved. Mr. Barra and Mr. Scherb abstained from voting as they were not present at those meetings.

Mr. Dunn read the Resolution of Memorialization for the Major Final Subdivision Application for Calvary Lutheran Church. A copy of this Resolution is on file at the Borough Hall. Mr. Dunn asked Mr. Yakimik if the developer agreement should be ninety days or more as he wanted to make sure there were some guidelines or a timeline for the development. Mr. Yakimik felt that it was appropriate and reasonable. Mr. Quinn asked if that would obligate the Church to do what was needed within the ninety days because their intent will be to sell the property to a developer and they will probably need more time than ninety days. Mr. Dunn said that the ninety days timeline would help the Board keep track of the development. He continued that if the Church needs an extension they would then come back to the Board. Mr. Yakimik added that the agreement is right now between Calvary Church and Allendale. If the Church sells the property to a developer the agreement must be transferred to the developer and the Town. Mr. Yakimik said that this happened for the Whitney development when the original document was between Mr. Freeman and Allendale but was transferred from Mr. Freeman to Garden Homes.

Mr. Sirico asked if they needed to put anything more in the Resolution about what was changed on the plans from the DEP but Mr. Dunn said that was not necessary during this part in the process. Mr. Barra said that he did not agree with the language in number six as he wanted the wording to be stronger as he felt the Borough should have no obligation for maintenance of storm facilities or improvements. Mr. Dunn suggested changing the wording from not to define to shall not impose any obligation. Mr. Barra agreed that impose was stronger than the word define. Mr. Barra wanted to make sure the agreement could stand on its own and that the Board ten years from now would understand what was being stated here tonight.

On a motion from Mr. Sasso, seconded by Ms. Sheehan, the Major Final Subdivision Application for Calvary Lutheran Church was approved as amended.

Mr. Quinn asked for any other matters or concerns from the Board members. Mr. Sasso said a new Code Official has been hired and the Land Use Committee has not met recently due to the

changes. Mr. Barra added that the Land Use Committee would be meeting the following Thursday. When John Wittekind worked for Allendale he did the building, fire, and plumbing. They have hired three part-time employees each one responsible for one of these areas. There was an issue with a home on Hillside not getting the appropriate permits for demolition and asbestos removal and the new Code Official had to place a stop work order on the property which has not been lifted yet.

The Board discussed some Use permits and new companies coming into Allendale. They also discussed Pastafino which the structural work has now been completed. The new window will be going in soon and Mr. Barra said the owner is hoping to reopen within thirty days of the construction being finished. The restaurant has been closed for over three years. Mr. Sirico asked about the Allendale Steakhouse parking lot especially with cars parking in the front of the restaurant. He felt there were many cars in the lot and Mr. Barra said that cars have always parked there. He continued that staff parked in front originally but now they have valet parking there. Mr. Barra stated that he sees about eight to ten cars parked in the front and the rest are parked in the Transit parking lot. Mr. Sirico asked about the culvert on Franklin Turnpike and Mr. Yakimik said it is starting at the beginning of September. Franklin Turnpike will be closed from Cottage Place to the intersection of Allendale Avenue. Traffic will be diverted on to Cottage Place and Elm Street will be closed. Mr. Barra reminded Board members that downtown is being paved next week.

On a motion from Mr. Barra, seconded by Mr. Zambrotta, the meeting was adjourned at 8:35PM.

Respectfully submitted,

Diane Knispel