

February 17, 2011

A regular meeting of the Allendale Planning Board was held in the Municipal Building on February 17, 2011. The meeting was called to order at 8:05 p.m. by Chairman Quinn, 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 roll call: Mr. Quinn, Mr. Barra, Mr. Sirico, Mr. Sasso, Ms. Sheehan, Mr. Strauch, Mr. Walters, Mr. Zambrotta and Ms. McSwiggan. Mr. Fliegel was absent. Donna Tamayne was present as Board Attorney in Mr. Dunn's absence.

Mr. Sirico moved, seconded by Mr. Barra to approve the minutes of the work session of December 13 as amended. On roll call, Mr. Strauch and Ms. McSwiggan abstained. All other Board members present voted in favor.

Mr. Barra moved, seconded by Mr. Sirico, to approve the minutes of the meeting of January 20, 2011. Mr. Sasso, Mr. Strauch and Ms. McSwiggan abstained. All other Board members present voted in favor.

The Oath of Office was administered by Ms. Tamayne to Mr. Strauch, Ms. McSwiggan and Mr. Zambrotta who became a regular member.

Mr. Quinn said the next item is the resolution of memorialization on the adoption of the master plan which is the final step in the approval process. He said Mr. Snieckus is present to discuss a few of the changes made at the last meeting.

Mr. Snieckus said the master plan has been amended and adjusted in accordance with the discussion at the last meeting with the exception of the request to be noted in the master plan for the Fell House to be identified in a different zone from the AU zone. This has been discussed with the Board Attorney, Mr. Dunn, who indicated that because the property has not been officially subdivided from the rest of the tract, it would be premature to identify it in the master plan as a lot that should be rezoned to the A zone from the AU multifamily zone. The reason why Mr. Dunn recommends that we do not proceed with that at this point is because of the subdivision situation and the fact that the Fell House is not actually on its own lot on the property.

Mr. Snieckus provided a copy of the Land Use Plan this evening because one of the other changes that was recommended at the last meeting was to update both the existing Land Use Plan and the Land Use Plan documents and maps. On the existing Land Use Plan there was a designation on the former map for religious institutional use for a lot that was actually not owned or utilized by the Calvary Lutheran Church on Ivers Rd. so that change was made on the map. A change was also made along Franklin Turnpike where there was a previous designation for a religious institution but it was actually a single family lot. Appendix items on pages 52 and 53 of the master plan will also be removed as discussed at the last meeting. He said the Board can proceed with the adoption of the resolution. He will then prepare formal copies of the master plan for distribution.

Mr. Quinn asked if there were any questions from the Board.

Mr. Sirico said looking at the downtown area on the first map he notes that some of the buildings that are across Allendale Avenue seem to be a brown and tan color. There are also two on Allendale Avenue at the intersection of Maple. Knowing that this is single family, he asked for an explanation. Mr. Snieckus said that designation means that there are two uses occurring on the same property. He said he will double check that information.

Mr. Sirico said there is no street drawn where Cebak Court is located. Mr. Snieckus said it may be a right of way or a private driveway. Sometimes there is a private driveway that is servicing a building and therefore it would not show up as a right of way of the municipality. He will double check that as well.

Mr. Sasso said on Crescent Avenue coming up from Waldwick there is a little sliver of blue that is a pumping station but it is on the opposite side of the street. Mr. Strauch said there is a house on the property. Mayor Barra said it is a big piece of property and he believes the owners are contemplating subdividing it. Mr. Snieckus said the vacant lot on Crescent should be changed to single family as existing land use.

Mr. Snieckus said he will make an adjustment to the property next to Crescent Avenue. It can be noted in the resolution and added as Item 4 as follows: The property on the northeast side of W. Crescent Avenue to the north of Park Avenue currently identified as vacant on the existing Land Use Plan will be changed from a vacant lot to a single family developed lot.

Ms. Tamayne read the Resolution as revised adopting the Periodic Reexamination Report of the Master Plan of the Borough of Allendale. (See attached.)

Motion to adopt the resolution was made by Mr. Walters and seconded by Mr. Sirico. On roll call, Mr. Quinn, Mr. Barra, Ms. Sheehan, Mr. Sirico, Mr. Walters and Mr. Zambrotta voted in favor.

Mayor Barra updated the Board members on the pending litigation with I Squared.

On a motion by Mr. Walters, seconded by Mr. Sirico, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Barbara Knapp