

January 17, 2013

A regular meeting of the Allendale Planning Board was held in the Municipal Building on January 17, 2013. The meeting was called to order at 8:05 PM 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. Strauch, Mr. Walters, Mr. Sirico, Ms. Sheehan, Mr. Zambrotta, Mr. Sasso, and Mr. Scherb.

Absent: Mr. Fliegel

On a motion from Mr. Walters, seconded by Mr. Zambrotta, the Planning Board Chairman for the upcoming year will be Kevin Quinn, Vice-Chair will be Michael Sirico, and Secretary will be Carol Sheehan.

The next item on the agenda was the appointment of the professionals. Mr. Quinn noted that Mr. Yakimik has become a Borough employee and will sit on the Planning Board and act on the engineering aspects that come before the Board in the future. Mr. Yakimik could recommend another engineering firm during certain times when it may be appropriate to deal with traffic studies, soil permits, or more extensive reviews. Mr. Barra added that the Mayor and Council will make a resolution next week to utilize the engineering firm of Dewberry when needed as they have used Dewberry in the past. Mr. Quinn asked if the rates will be comparable to last year and Mr. Barra answered yes. Mr. Barra felt that by hiring Mr. Yakimik as an engineer for the Borough that costs would be reduced. Mr. Quinn mentioned that other professionals included the attorney Mr. Dunn who has been with the Planning Board for forty-four years. Mr. Quinn proposed that they re-appoint Mr. Dunn as the attorney at rates that are comparable to last year. Mr. Quinn also proposed to re-appoint Mr. Snieckus who is the Borough Planner. On a motion from Mr. Sirico, seconded by Mr. Strauch, the professionals were re-appointed to the Planning Board for the upcoming year.

On a motion from Mr. Sirico, seconded by Ms. Sheehan, the minutes from the September 20, 2012 meeting were approved. Mr. Barra, Mr. Walters, and Mr. Zambrotta abstained as they were not present at that meeting.

Mr. Quinn announced that the next item on the agenda was the preliminary site plan application for Trinity Episcopal Church at 55 George Street which is Block 1604, Lot 15. Mr. Bruce Whitaker from McDonnell & Whitaker introduced himself as the attorney representing the applicant. The applicant is requesting an amended site plan with a couple of variances. Mr. Whitaker asked that the application be deemed complete on the condition that the plans are revised in sufficient time and resubmitted and that the application itself is modified according to some of the requests that Mr. Yakimik had in his memorandum. Mr. Whitaker continued that he was requesting completeness so a public hearing could be done at the next meeting. An updated

property list was ordered as the one on the plans was outdated. Mr. Whitaker promised a statement of facts and an explanation of the variances needed. He explained that the height variance might in fact be in conformity with the ordinance so that a variance would not be needed. Mr. Whitaker stated that there were certain nonconformities that already existed that were not being touched by this application. Mr. Whitaker said that the Bergen County Soil and Bergen County Planning Board applications were sent in already. Mr. Dunn asked if any additional variances would be needed and Mr. Whitaker responded that no additional variances would be needed and that he thought the number of variances would actually be reduced.

Mr. Yakimik explained that the Board received some additional information this evening from the Church including a list of witnesses who will testify at the meetings, proof the necessary applications were sent to the County, a certificate of incorporation showing that the two churches have combined into one congregation, and a map of the trees being removed from the property. Mr. Yakimik said that the Board had found out on Monday that an application to the DEP was pending. He stated that an LOI would be needed from the DEP for final approval but was not needed for completeness. Mr. Yakimik proceeded to go through his memo of January 14, 2013. He started on page two under the second section which was labeled completeness. Mr. Yakimik said that Mr. Whitaker would state the facts so that number one which involved variances would be pending. Number five on the list was affidavit of ownership and Mr. Yakimik asked Mr. Dunn if the document submitted was enough to satisfy that requirement. Mr. Whitaker told the Board he was making arrangements to acquire the deed for the property as the two churches are now under one new name which needs to be on the deed. Mr. Yakimik noted that for the next item the applicant was working to get the documents from the DEP so that was completed for now. The list of witnesses that was given to the Board earlier satisfied the requirement. Number nine spoke about waivers which the Church was not seeking so therefore was no longer on the list. The rear and side-yard setbacks were being listed on the new plans being designed by the architect. The submission of photographs of the property will be given to the Board members at the next meeting. The tree removal plan was submitted earlier in the evening. The location and size of existing utility services is pending with the submission of the revised plans. The church needs to give the location of existing wells or septic systems on the property or let the Board know that none exist. Drainage calculations were submitted but were being revised. Applications to Bergen County were satisfied for that evening. Mr. Yakimik finished by stating that minor revisions were needed by the applicant as nothing major was left for them to do to make their application complete.

Mr. Quinn stated that he had told the applicant on Monday night that the Board would like to see as few variances as possible. There was a question as to whether the height variance was needed or not as discussion on Monday night proved that the property falls off a bit where they want to extend the building and the site line from the street is not going to change at the top of the structure. Mr. Whitaker said that he had spoken to the engineer in charge of the project and that the reduction of the footprint and change in topography will reduce the height so the

variance would not be needed. Mr. Yakimik declared that the only variance remaining was the one for parking space size. Borough code stipulates that parking spaces be 10 x 20 feet in size. The applicant is asking for 9 x 18 sized spaces which is a common variance that many people ask for as it reduces the impervious area. Mr. Whitaker suggested the Planning Board look at updating that ordinance in the future as New Jersey may be changing its state-wide standards. Mr. Walters asked for clarification on the height discussion and wanted to know if the height was relative to the grade where the measurement was taken. Mr. Yakimik agreed and added that according to the Borough Code the height is from the highest ridgeline to the lowest grade immediately adjacent to the building. When the grade around the building is raised you can conform to the height restrictions and that is what the applicant can do for this application. Mr. Sirico mentioned the height of the existing structure would be highest point of the overall building and Mr. Yakimik concurred. Mr. Walters asked if the expansion size would be around 3200 feet and the answer was yes.

Mr. Quinn stated that on Monday there was discussion about water and drainage. Mr. Whitaker replied that drainage would be addressed in the plans. Mr. Yakimik said that he had spoken to the applicant's engineer and a retention or detention basin plan is being designed for the site. This did not exist in the plans presented on Monday but the engineer feels the basin will be placed under the parking area. The engineer looked to place the drainage system in the rear of the building but the soil conditions are not conducive to the basin. The engineer is hoping the soil will be better underneath the parking lot where they can put large plastic pipes or some other system to retain the water. Mr. Yakimik said this would not exacerbate the water situation but does address any new water that would develop on the site. He added that the improvements on both George Street and at the Church will help alleviate the water problems in the area and that they are moving in the right direction.

On a motion from Mr. Walters, seconded by Mr. Zambrotta, the application was deemed complete pending the conditions that need to be met by the applicant.

The next meetings will be February 18th which will be the work session and February 21st which will be the regular meeting. Mr. Whitaker will notify the public in advance about the meetings. Mr. Whitaker told the Board that some soil tests have to be done and they hope the weather cooperates so that these tests can be done by the February meetings. If there is a problem he will let the Board know as soon as he can and the meetings then would be in March.

Mr. Quinn received a couple of letters from the county on some projects that have not started yet to remind the people that they have certain time frames to complete the projects. Calvary Lutheran Church got an extension from the County to September 13, 2013. The Rohsler Meeker minor subdivision was also discussed but Mr. Yakimik added that this project was withdrawn years ago and it was decided that the County was just trying to update its records.

On a motion from Mr. Strauch, seconded by Mr. Zambrotta, the meeting was adjourned at 8:42PM.

Respectfully submitted,

Diane Knispel