

March 21, 2013

A regular meeting of the Allendale Planning Board was held in the Municipal Building on March 21, 2013. The meeting was called to order at 8:13 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. Sirico, and Mr. Scherb.

Absent: Mr. Walters, Mr. Sasso, Ms. Sheehan, and Mr. Zambrotta

Mr. Quinn suggested that they start the meeting by swearing in the two new alternate members who had just been appointed to the Board by Mayor Barra on March 14, 2013. Theresa Checki and Edward O'Connell are both Class 4 alternates with terms expiring December 31, 2013. Mr. Barra explained that Ms. Checki has been an Allendale resident for twenty-two years. She was a local real estate broker and has been a member of the Allendale Board of Education. Mr. Barra told the Board that Mr. O'Connell is new to Allendale but Mr. O'Connell's wife grew up in town. Mr. O'Connell was a former councilman in Wanaque and a Passaic County Freeholder. Both new members were sworn in by Mr. Dunn. Mr. Quinn welcomed both members to the Board. He recommended that the new Board members take the certification course and gave them the information needed.

On a motion from Mr. Sirico, seconded by Mr. Strauch, the minutes from the meetings on January 14, 2013 and January 17, 2013 were approved. Mr. Scherb, Mr. O'Connell, and Ms. Checki abstained from voting as they were not present at those meetings. There were no meetings of the Planning Board in February.

Mr. Quinn said that the next item on the agenda was the site plan application of Trinity Episcopal Church which is located at 55 George Street, Block 1604, Lot 15. The Board received a letter in February and again in March from Bruce Whitaker who is the attorney for the Church saying that they were not ready to present their information. Mr. Dunn read the letter to the members of the Board. The application was deemed complete in January. There are time constraints on the site plan and the variance but the Board will carry the application to the next meeting.

Mr. Quinn stated that the next item on the agenda was the review and recommendation of Ordinance 13-02 which is an Ordinance to amend and Supplement Chapter 270 of the Code of Allendale entitled "Revised Zoning Ordinance 1979." Mr. Quinn asked Mr. Strauch and Mr. Barra for an explanation on the ordinance. Mr. Strauch said that the town Code Official, John Wittekind, found that the Code does not allow people to have warehousing in the E Zone. Mr. Wittekind felt this was a mistake and brought it to the Land Use Committee's attention as someone wants to put a warehouse in that zone. The E Zone is off Route 17 on Boroline Road. Mr. Barra added that Mr. Wittekind just felt it was an oversight. Mr. Strauch continued that the

Council passed it in early January but the Planning Board didn't meet in February so it was now coming to them in March. Mr. Strauch asked Mr. Dunn if the Ordinance was done the way the Planning Board needed and Mr. Dunn agreed that it was fine. Mr. Strauch told the Board that the Land Use Committee is trying to clarify some of the ordinances and more will be on the way in the future. Mr. Quinn said that they were just adding the warehousing part to the existing ordinance as the intent of building in that zone was for office space, manufacturing, and warehousing. Mr. Dunn read the resolution for the ordinance and a copy of it is on file at the Allendale Borough Hall. Mr. Quinn asked him to change D Zone to E Zone. Mr. Dunn changed the zones in the resolution and asked for the resolution to be accepted as amended. Mr. Quinn asked the Board if they had any questions. Mr. Sirico wanted to know if this could allow the whole area to be warehousing as he was worried about heavy trucks and deliveries. Mr. Strauch agreed that it could be and added that since there was direct access to Route 17 that this was the most logical place to have the E Zone. Mr. Strauch continued that there is a demand for warehousing and that Allendale is a good location for it. Mr. Barra stated that he recently spoke to a couple of real estate brokers who told him that even with the downturn in the economy the properties on Boroline Road still have been easy to rent. It is an attractive space to companies as it is close to Route 17 and close to the town and what it has to offer. Mr. Barra felt that warehousing would not dominate the area as other businesses would want space there too. Mr. Sirico asked about trucks but Mr. Barra said the traffic wouldn't be going through Allendale.

On a motion from Mr. Strauch, seconded by Mr. Sirico, the resolution was accepted as amended.

Mr. Dunn explained to the new Board members that before the Borough Council can adopt any new Land Use ordinance that ordinance must be sent to the Planning Board for review and approval to see whether it applies to and is consistent with the Master Plan. The Planning Board has forty-five days to make a decision on it and then the ordinance goes back to the Mayor and Council for the final action. If the Planning Board doesn't make a decision or declines to approve the ordinance the Town Council can approve it and adopt the ordinance if 2/3 majority of the Mayor and Council approve it.

Mr. Quinn said that the Lan Associates had sent plans to the Board from Northern Highlands Regional High School in regards to drainage and site work improvements. Mr. Barra commented that Northern Highlands wants to put in two additional crosswalks and make West Maple a two way traffic street for one week during spring break. Mr. Barra spoke to Mr. Yakimik who thought these plans should go to Mr. Wittekind as he has not seen them yet. The improvements may not need Planning Board approval. The Board members agreed to send the plans to Mr. Wittekind.

Mr. Quinn told the Board that he wanted to contact Mr. Snieckus on changing the zoning in the Master Plan on the Mount Laurel sites located in town. Mr. Strauch replied that they got a proposal from Mr. Snieckus to do the work but that Mr. Yakimik said he might be able to do it as

the Borough Engineer which would save the town some money. Mr. Strauch said he would follow up with Mr. Yakimik to make sure that this is done soon.

Mr. Quinn stated that Mr. Fliegel had resigned from the Planning Board effective in January. He also said that the escrow efficiencies included Calm Development and the Sebastian properties.

On a motion from Mr. Strauch, seconded by Mr. Scherb, the meeting was adjourned at 8:45PM.

Respectfully submitted,

Diane Knispel