

November 18, 2010

A regular meeting of the Allendale Planning Board was held in the Municipal Building on November 18, 2010. The meeting was called to order at 8:10 p.m. 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 roll call: Mr. Quinn, Mr. Bernstein, Mr. Sasso, Ms. Sheehan, Mr. Sirico, Mr. Walters and Mr. Zambrotta. Mayor Barra arrived at 8:32 p.m. Also present was Mr. Dunn, Board Attorney and Mr. Snieckus, Borough Planner. Mr. Fliegel and Mr. Yevchak were absent.

Mr. Sirico moved, seconded by Ms. Sheehan to approve the minutes of the October 18, 2010 closed session. On roll call, Mr. Quinn and Mr. Bernstein abstained. All other Board members present voted in favor.

The October 21 minutes were amended to read that the motion to accept the September minutes was made by Mr. Sirico and seconded by Mr. Barra. Mr. Sirico moved, seconded by Mr. Walters to approve the minutes as amended. On roll call, all Board members present voted in favor.

Resolution of memorialization was submitted by the Board Attorney with regard to the Open Space and Recreation Element of the master plan revised October 21, 2010. Resolution was introduced by Mr. Sirico and seconded by Ms. Sheehan. (Copy attached and made a part hereof). On roll call, all members present voted in favor.

Resolution of memorialization was submitted by the Board Attorney with regard to the Sustainability Plan Element of the master plan dated October 21, 2010. Resolution was introduced by Mr. Sirico and seconded by Mr. Zambrotta. (Copy attached as amended and made a part hereof.) On roll call, all members present voted in favor.

Master Plan Review

Mr. Snieckus said that tonight he would like to review some of the changes made to the draft periodic master plan re-examination report. The latest revision date is November 10, 2010. The public hearing for the review and presentation of the master plan is scheduled for the December 16 meeting.

Mr. Snieckus said the first change is on page 7 with regard to previous master plan efforts undertaken by the Borough. He said the Borough has recently adopted two new elements to the master plan, the Open Space and Recreation Plan and the Sustainability Element in October 2010. The Open Space and Recreation Plan identifies the existing open space and recreation sites in the Borough, analyzes the need for additional open space and recommends location in the Borough for such uses. The plan lists several goals and policies for open space and recreation areas to compliment the master plan goals and suggests steps for open space preservation and improvements in the Borough.

Mr. Snieckus said the Borough also adopted a Sustainability Element as part of its master plan in accordance with MLUL requirements. The intent of this element is to establish guidelines for improvements and future projects within the Borough to achieve greater environmental sustainability. This element is also prepared for the Borough to be able to participate in the State's Sustainable New Jersey program.

Some changes were made under Major Land Use Issues Currently Facing the Borough on page 11, item 2, Preservation of Historic Structures and on page 13, item 9 regarding adoption of the Sustainability Element that identifies a vision statement and a set of goals and policies for the Borough such as implementing a policy that single family zones should be safeguarded from the conversion or expansion of 2 family homes within predominantly single family zones and the preservation of critical open space parcels and programs and policies that foster sustainability in municipal facilities and on private properties.

Mr. Quinn asked if the Board members have any issues with regard to the language in the document that has not changed.

Mr. Snieckus said he looked in the current master plan to see if there were any goals and objectives that have to be cut or further enhanced such as the fact that the Borough has a certified housing plan and has already met or exceeded its housing requirement based on COAH's current rules.

He said the first section deals with the identification of major issues. They are addressed further down in the document.

Mr. Sirico asked about item 4 on page 15. Mr. Snieckus said it is noted in the prior master plan that residential borders were of a concern and that they should be prohibited in single and two family zone districts to avoid over intensification. They are permitted in the current regulations and the legality of restricting them should be reviewed in consideration that the MLUL section 40:55D-68.4 permits certain senior citizens to rent or lease rooms in their homes. He wanted that to be identified and understood when and if it comes time to formulate ordinance recommendations based on the MLUL requirements.

There was discussion about page 16 and the statement that commercial development should not be expanded on Crescent Avenue or Franklin Turnpike. Mr. Sirico asked if DeMercurio and Myrtle Ave. should be added. Mr. Zambrotta suggested that it should be stated that there should be no further expansion of the commercial business district beyond what is set forth in the plan. Mr. Quinn said he was in favor of singling out Crescent and Franklin Turnpike. Mr. Snieckus said Crescent Ave. is always a concern because of what happens with the adaptive re-use of some of the buildings. Mr. Zambrotta suggested adding "including but not limited to Crescent Ave. or Franklin Tpk.

Mr. Zambrotta did not feel that "permitted adaptive re-use" was a protection in any way. Mr. Quinn said he does not want to lose the historic trail of that focus and would not mind strengthening it even further. He believes the statement should be as strong as possible. Mr.

Snieckus said he will leave in Crescent and Franklin Tpk. as primary concerns. Mr. Snieckus suggested looking at rezoning the property if there is some adaptive use that makes sense. Mr. Quinn said that property was once considered for an overlay depending on where COAH was going.

Mr. Snieckus further advised the Board of the corrections and changes he made in accordance with the Board's recommendations.

Mr. Sirico commented that on page 41 it is noted that Waldwick has not made any changes in its master plan since 1995. Mr. Quinn suggested that Mr. Snieckus double check the date.

Mr. Snieckus said page 45 of the document identifies the various land uses within the Borough. He placed on the dais two maps. One is the prior land use plan with all of the land uses as per the prior master plan. He has identified several areas that have been changed in accordance with the housing element. The first is the former farm site that was identified for multifamily and he understands it is going to be for single family homes so he is recommending it be changed to single family. The former Foreit site is currently before the Zoning Board and that area is going to become multifamily. The Board of Education site and the Episcopal Church site are now removed from the housing element and sections of the property should no longer be in the multifamily residential category. He believes the Board of Education site should revert back to the education land use. This will become one document that will be the Land Use Plan with the changes identified. Mayor Barra said the property off of Powell Rd. should be municipal and open space. Also, the pump station is shown on the east side and it should be on the west side of Crescent Avenue. He added that there is a triangle at the bottom of Chestnut and he believes the Borough owns the northern part of the triangle. Mr. Snieckus said he will check on that and the existing land use map will be double checked based on these discussions.

Mr. Quinn commented that on page 47 there is discussion about the industrial area and the fact that there was an overlay that has subsequently been removed. Mr. Snieckus said it occurred to him as he was looking at the land use plan that some of the zones were taken out due to the adjustments to the housing element. The Board of Education and the Episcopal Church property is currently designated on the zoning map as ML-3. That should be amended in accordance with our recent ordinance. He said we can go through the master plan and say these are items that need to be revised or amended.

Mayor Barra asked if that is something we should act on right away because we submitted our housing plan to COAH and it has been approved. He feels we should do something as quickly as possible. Mr. Snieckus said we could say it is currently inconsistent with the established master plan but it has been recognized in amendments to the master plan. He said the Board should not introduce something if it cannot adopt it before the end of the year.

Mr. Quinn said the former plan describes the C-1 and C-2 districts with some pretty strong statements. For example, commercial development of any kind should not expand on Crescent Avenue or Franklin Turnpike as it has in Waldwick to the south and Ramsey to the north. He asked if that is retained in the new plan. Mr. Quinn said he would rather not drop that language.

Mr. Snieckus said he will edit the document in accordance with all of the items discussed this evening and have it available for the work session on the 13th. Mr. Quinn said it can be reviewed again on the 13th and have the public hearing on the 16th. Mr. Snieckus asked if the Board found his power point presentation helpful and if so, he can put one together for the next meeting. Mr. Quinn said he believes they are helpful and it helps the public to follow the presentation.

The meeting was opened to the public for comments and there being none, the meeting was closed to the public.

Mr. Quinn said the Board will have a work session on December 13th and go over the changes. He encouraged the Board members to read the document and bring up any questions on the 13th before going to the public hearing on the 16th.

Mr. Sirico brought up the subject of the use of temporary lights at the field at the high school. He asked how that is being permitted. Mayor Barra said it is his recollection going back 5-6 years ago that the height was the issue and by using the temporary lights they do not impact on violating the code because they are not high enough whereas if they were permanent they would be 60 ft. high. Mr. Dunn said he believes at one time they presented the argument that the temporary lighting did not meet the qualifications of structure to make it a permanent land use event. Mr. Sirico said they have been used consistently. A Board member said it seems there are activities on the turf field every night. Ms. Sheehan said the lights are very big and smell of gasoline. Mayor Barra said neither he nor the Council have been consulted and to his knowledge, John Wittekind has not been consulted. Mayor Barra advised that he will look into this matter further.

Mayor Barra commented that the LED light signs at the A & P Shopping Center seem to be proliferating and it is not fair to the store owners who are following the code. The offenders will be given a warning and after that they will be subject to a fine.

On a motion by Mr. Sirico, seconded by Mr. Walters, the meeting adjourned at 9:40 p.m.

Respectfully submitted,

Barbara Knapp