

June 16, 2016

A regular meeting of the Allendale Planning Board was held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on June 16, 2016. Chairman Quinn called the meeting to order at 8:05 p.m., and then announced that the Open Public Meetings Act requirements were met by the required posting and notice to publications.

PRESENT: Ms. White, Mr. Sasso, Mr. Bonifacic, Mr. Quinn, Mr. Sirico, Mr. Zambrotta.

ABSENT: Mr. Scherb, Mr. O'Connell, Mr. Daloisio, Ms. Checki.

Mr. Quinn asked to delay the approval of the minutes of May 16 and May 19 meetings to the next meeting due to extensive notes and corrections.

Mr. Quinn asked if there was any discussion for the resolution regarding the Memorialization PB16-12, for the applicant Chamberlain Developers, Inc. PB-2016-01 application for the property located at 221 East Crescent Avenue, Allendale, NJ 07401, Block: 506 Lot:4 for the Preliminary/Final Major Subdivision. Mr. Quinn asked Mr. Botta to read the resolution for the public record which was approved from the last meeting of the Planning Board on May 19, 2016. Upon Mr. Botta's reading, Mr. Quinn asked for a motion on this resolution. A motion by Mayor White, seconded by Mr. Daloisio to vote on the Memorialization. Mr. Quinn asked for any further discussion, hearing none, a vote was called. Mr. Zambrotta provided certification he listened to the recording of the prior meeting on May 16, 2016 and was found eligible to vote.

IN FAVOR: Mayor White, Mr. Sasso, Mr. Bonifacic, Mr. Quinn, Mr. Sirico, Mr. O'Connell, Mr. Zambrotta.

The meeting was opened to the public for comments or questions by Mr. Quinn.

James Thomas, 30 Arlton Avenue, Allendale: Mr. Thomas believed a grave concern was the traffic for the residents and the increase of volume to the neighborhood. The testimony by the engineer for the applicant was not questioned more vociferously and why wasn't the traffic a more serious concern for the Board. Mr. Quinn answered that 8 homes are not that big an impact. Mr. Sasso spoke that there were questions and vigorous discussions at public meetings. Mr. Thomas wanted to know if there are adequate safety and traffic studies for this development. Mr. Sirico concurred with the rest of the Planning Board with a unanimous vote that this was the right decision for this development as presented by the applicant. Mr. Quinn interjected that Harding Avenue is going to be an improved road. Mr. Thomas asked if a meeting can happen at a site. Mr. Botta answered that only 2 members can go visit, with public visibility at all times. Otherwise everyone would have to be noticed surrounding the property, to hold a meeting or gathering at the site of the application. There are no restrictions to drive by or visit individually. Mr. Botta cautioned the Planning Board members of the only restriction is to

not discuss the application publicly with the residents, otherwise the Planning Board has every right to see the proposed site. Mr. Thomas ended his public comment that the Planning Board should have come to Arlton Road to see the impact of traffic on this secondary road that is already very heavily traveled.

Mr. Quinn mentioned a potential of an application for the re-pavement to the property of 317 Franklin Turnpike. The owner would like to increase the parking on the property to secure more tenants, which Mr. Quinn wanted to confer fairly with the rest of the Planning Board about this location. The owner is conscious of the impact of traffic with multiple businesses on Franklin Turnpike. Mayor White did meet and discuss the parking with the owner for the first new tenant, which the town worked out a plan for valet parking on Saturdays. Mayor White agreed that the Engineer and Construction Code Official should direct issues of that impact MLUL to come before the Planning Board. Mr. Botta stated that the ordinance does require the applicant to come before the Planning Board.

Mr. Quinn now moved the meeting to a closed session to discuss the situation of Northern Highlands Lights. On a motion from Mr. Sirico, seconded by Mr. Zambrotta, and all present voting in favor. The meeting was moved at 8:39 p.m. to Closed Executive Session. Mr. Botta read the Resolution PB16-13 for the record before entering into the session. The meeting was opened back to the public at 8:58 p.m.

Resolution PB16-13 in compliance with N.J.S.A. 10:4-12, the Planning Board of the Borough of Allendale entered into a Closed Executive Session to discuss the Pending & Prospective Litigation in Walters et al. v NHRHS, et al.

Mayor White discussed the bridge completion and more paving projects ahead before the start of school.

On a motion from Mr. Sasso, seconded by Mr. Zambrotta, the meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Christina Montanye