

September 15, 2016

A regular meeting of the Allendale Planning Board was held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on September 15, 2016. Chairman Quinn called the meeting to order at 8:02 p.m., and then announced that the Open Public Meetings Act requirements were met by the required posting and notice to publications.

Roll call was taken and the following members answered present: Ms. White, Mr. Sasso, Mr. Scherb, Mr. Quinn, Mr. Sirico, Mr. O'Connell, Mr. Daloisio, Mr. Zambrotta, Ms. Checki and Mr. O'Toole. Absent: Mr. Scherb and Mr. Bonifacic.

Next on the agenda was approval of the minutes from the meeting on August 18th, 2016 Regular Session Meeting. A motion to approve the minutes was made by Mr. O'Connell, seconded Mr. Sirico. In Favor: Mayor White, Councilman Sasso, Mr. Quinn, Mr. Sirico, Mr. O'Connell, Mr. Daloisio, Mr. Zambrotta and Mr. O'Toole. Abstain: Ms. Checki.

Next on the agenda was correspondence for review and recommendations to the governing body. Mr. Quinn began with revised Ordinance 16-22, Chapter 270, revised Ordinance 16-23, Chapter 270-40 and new Ordinance 16-25, Chapter 270-26 regarding "Restricted Uses and Activities".

Mr. Quinn went on to explain these were for the review of the Planning Board before it goes back to the Mayor and Council for final approval and vote on these proposals. Mr. Snieckus began with explaining the changes that were incorporated from the last Planning Board Regular Session meeting on August 18th. The first Ordinance was the clarification for the house of worship defines indoor and outdoor activities, which is now incorporated in the main definition. The other changes were codification changes to numbers and letters within the document. Mr. Snieckus went onto Page 5 various coverage factors associated with various types of facilities, referenced now building coverage instead of lot coverage, along with imperious coverage are now defined within the ordinance. Mr. Snieckus asked if Mr. Quinn would like to open it up to the board for discussion. Mr. Quinn clarified the width of seating 22 inches per person per seat for a seating capacity of 66 inches (3 persons) of length in Houses of Worship, bleachers and pews thus requiring 1 parking space. Mr. Snieckus confirmed it should be consistent in both ordinances. Mr. Snieckus continued with Ordinance 16-24, also referred to as the 24 hour ordinance, referencing to business hours cannot extend between 2 AM and 5 AM. The new Ordinance is 16-25 that has already been heard by the governing body. It identified Chapter 270-26 in the master plan that drive-through operations or facilities are provided in C-1; however the same shall be extended in the shopping center C-2 zone, to recognize the existing drive-through banks. Mr. Snieckus acknowledged the improvements already made in the shopping center to protect pedestrians and make the business district safer in both zones. In essence this ordinance permits drive-through operations in C-1 but does not allow any new drive-through operations to be created in C-2. This is part of the master plan and stays consistent. Mr. Quinn asked if any board members had questions. Mr. Sirico asked about the three banks with drive-through operations. Councilman Sasso clarified that all the banks are in C-1 will be grandfathered and be allowed to continue. In zone C-2 which is the Acme shopping plaza and the business across from the shopping center it will be restricted to site plan review and Planning Board approval. Councilman Sasso stated that even if the bank changed names they can continue to operate if only change ownership others it will be restricted to any new owners to change the use of the buildings. Mr. Snieckus clarified this Ordinance will limit it to the zone C-1 and restrict it anywhere else in town. Councilman Sasso thanked everyone who helped in creating this ordinance, Mr. Snieckus, Mr. Vreeland and the committees.

Mr. Quinn asked at this point of the meeting to move onto the approval of resolutions starting with the Ordinances just discussed and conclude with the Fieldstone Square application. Mr. Botta confirmed the voting

per Mr. Quinn's request. Mr. Quinn stated that it is now the duty of the Planning Board to recommend back to the Mayor and Council ordinances discussed tonight meet with the Master Plan and move forward with resolution.

Mr. Quinn called for a motion and second for Resolution PB 16-15 to recommend the adoption of ordinance designated as number 16-24, an ordinance of the Borough of Allendale, County of Bergen, State of New Jersey amending and supplementing Chapter 270-26 of the Borough Code Entitled "Restricted Uses and Activities". A motion to approve was made by Mr. Daloisio, seconded by Mr. O'Connell. Roll Call was taken and all present voted in favor.

Mr. Quinn called for a motion and second for Resolution PB 16-16 to recommend adoption of Ordinance designated as number 16-22, an Ordinance to amend, supplement and revise the code of the Borough of Allendale entitled "Zoning" Chapter 270. A motion to approve was made by Mr. Daloisio, seconded by Mr. Sirico. Roll Call was taken and all present voted in favor.

Mr. Quinn called for a motion and second for Resolution PB 16-17 to recommend adoption of Ordinance designated as number 16-23, an Ordinance to amend, supplement and revise Chapter 270 to the Code of the Borough of Allendale entitled "Zoning", and, more particularly Section 270-40 thereof, entitled "Off-Street Parking Requirements". A motion to approve was made by Mr. Daloisio, seconded by Councilman Sasso. Roll Call was taken and all present voted in favor.

Mr. Quinn called for a motion and second for Resolution PB 16-18 to recommend adoption of Ordinance designated as number 16-25, an Ordinance of the Borough of Allendale, County of Bergen, New Jersey amending and supplementing Chapter 270-26 of the Borough Code entitled "Restricted uses and Activities". A motion to approve was made by Councilman Sasso, seconded by Mr. Sirico. Roll Call was taken and all present voted in favor.

The final vote the evening's agenda was for the application by Fieldstone Square, LLC, and Resolution PB 16-14. Mr. Quinn asked Mr. Botta, the Board Attorney, to read the full resolution into the record. Upon conclusion of the reading, Mr. Quinn asked for a motion and a second to approve Resolution PB 16-14 to approve amended minor site plan for Fieldstone Square, LLC, Block 1806, Lot 8.01 a/k/a 317-321 Franklin Turnpike. A motion to approve was made by Mayor White, seconded by Mr. Sirico. Roll call was taken. In Favor: Mr. Quinn, Mayor White, Chief Scherb, Councilman Sasso, Mr. Sirico, Mr. O'Connell, Mr. Daloisio, Mr. Zambrotta, Mr. O'Toole. Abstain: Ms. Checki.

The next item on the agenda was correspondence to the Planning Board. Mr. Quinn noted a memo from Dan Lamothe of Chamberlain Developers that technical changes to the drawing were made and Mr. Vreeland has reviewed the submitted plans.

Before ending the session Mr. Quinn asked for any other updates from the members of the Planning Board. Mayor White noted the town is still working on the mediation of COAH shares.

Mr. Quinn asked for a motion to conclude the meeting. A motion was made by Mayor White, seconded by Mr. O'Connell; the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Christina Montanye