

March 14, 2016

A Work Session of the Allendale Planning Board held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on March 14, 2016 at 8:00 p.m. . The meeting was called to order at 8:11 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. No formal actions were to be taken at this session.

The following members answered to roll call: Ms. White, Mr. Sasso, Mr. Bonifacic, Mr. Quinn, Mr. Sirico, Mr. Daloisio. Absent: Mr. Scherb, Mr. O'Connell, Mr. Zambrotta, Ms. Checki.  
Also Present: Mr. Botta and Mr. Vreeland.

Jim Coban attended to assist with training and set up of email on personal devices to access borough email.

A cursory review of application and consideration of completeness for Chamberlain Developers, Inc. regarding major subdivision for property located at 221 East Crescent Avenue, Allendale, NJ, Block 506 Lot: 4. Mr. Bruce Whitaker representing Chamberlain Developers for a 10 lot subdivision with no variances requested to address the Board for the application. The property is in the ML-7 zone requiring lot size of 15,000 sq. ft. The application depicts lots varying from 15,768-20,000 sq. ft. in overall size with setbacks that meet and exceed borough regulations and conform to requirements. Two of the ten lots will be set aside for low income/affordable housing requirement of COAH and will be the two lots facing East Crescent Avenue. All market rate single family homes ranging in size from 2,800 sq. ft. to 3,200 sq. ft. were proposed. Utilities will be underground and lights determined by the utility company as far as location. Shade trees will be 15 feet beyond the line for purpose of right of way.

Mr. Quinn asked Mr. Vreeland to comment about the completeness of the checklist for the application. Mr. Vreeland reviewed his memo section 2 regarding Technical Completeness. All items were addressed in section 2.1 and 2.2 of the memo with discussion of actions taken by the Chamberlain Developers Inc. Waivers of certain checklist items were considered to be appropriate including the sidewalk requirement on the proposed road. There are no wetlands on the site or transition areas. Mr. Vreeland had no other significant issues with the checklist. Any environmental impacts will be addressed regarding the soil, water and wildlife within all NJDEP requirements during expert testimony before the Board.

Mr. Whitaker presented a list of witnesses that will be addressing the board and the expertise each has in relevance to the application. Mr. Quinn inquired if any other professionals are required, which Mr. Whitaker stated not at this time because of the licenses and the personally liability of the witnesses to all local and state regulations will fulfill he believes, the requirements of the application within the checklist.

Mr. Quinn reviewed with the board the next step is to meet Thursday, March 17, 2016 to discuss the application, and if it is deemed complete, add it to the agenda for April 21, 2016 for presentation to the Board at a public meeting.

There being no further business to come before the Planning Board, on a motion from Mr. Dalisio, seconded by Mr. Bonifacic, the meeting was adjourned at 9:11 PM.

Respectfully submitted,

Christina Montanye