

January 16, 2014

A meeting of the Allendale Planning Board was held in the Municipal Building on January 16, 2014. The meeting was called to order at 8:05PM 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. Sasso, Mr. Sirico, Ms. Sheehan, Mr. Zambrotta, and Mr. O'Connell. Mr. Walters arrived at 8:07 PM. Mr. Scherb and Ms. Checki were absent.

Mr. Quinn and Mr. O'Connell were sworn in again as members by Mr. Dunn as their terms for the Planning Board had expired. Mr. O'Connell and Ms. Checki will be alternates to the Board. Mr. Sasso will be the Town Council representative to the Board. One class four member seat on the Planning Board needs to be filled by the Mayor at his discretion. On a motion from Mr. Barra, seconded by Mr. Walters, Mr. Quinn was re-elected as Chairman, Mr. Sirico was re-elected as Vice-Chairman, and Ms. Sheehan was re-elected as Secretary.

The next item on the agenda was the hiring of the professionals which included Mr. Dunn for attorney, Mr. Snieckus for Borough Planner, and Mr. Yakimik for engineer. Mr. Dunn said that his own contract would be identical with last year's. Mr. Dunn noted that Mr. Yakimik is the Borough Engineer so that his costs are reflected in his salary. Mr. Barra suggested that Dewberry be used in case Mr. Yakimik had a conflict or needed outside engineering expertise. Mr. Yakimik added that Dewberry's rates were the same or lower than last year's. Mr. Dunn read the Resolution for Mr. Yakimik and added to the Resolution that the Board further resolves that in event of conflict or other condition that prevents the Borough Engineer from acting on designated applications that come before the Planning Board, the Planning Board designates Dewberry as an alternate engineer to serve under the conditions and requirements of this Resolution. On a motion from Mr. Sirico, seconded by Mr. Zambrotta, the Resolution for hiring Mr. Yakimik as Board engineer and Dewberry as an alternate was approved. Mr. Dunn then read the Resolution for hiring Mr. Snieckus as a Board Planner. On a motion from Mr. Sirico, seconded by Mr. Sasso, the Resolution for hiring Mr. Snieckus as a Board Planner was approved. Mr. Dunn read the Resolution for hiring an attorney. On a motion from Mr. Sirico, seconded by Mr. Walters, the Resolution for hiring Mr. Dunn as Board Attorney was approved. Mr. Sirico asked about the words non-fair and he was told by Mr. Yakimik that it meant that the Board only asked one person for the position. Mr. Zambrotta asked why the dollar amounts are listed and he was told by Mr. Dunn that it is a statutory requirement. Mr. Sasso asked why Mr. Snieckus' firm wasn't listed in the Resolution but it was listed. If Mr. Snieckus couldn't be the Planner for some reason the Planning Board would have to take another vote.

On a motion from Mr. Zambrotta, seconded by Mr. Sirico, the minutes of September 19, 2013 were approved. Mr. Barra abstained from voting as he was not present at that meeting.

Mr. Quinn said that the next item to discuss was the Poskanzer minor subdivision which was ratifying the revised plat. Mr. Dunn reminded the Board that the applicant didn't perfect the plat ten years ago when the subdivision was initially granted. This subdivision was moving the lot line between two existing lots. The Board re-approved the subdivision over the summer. The Poskanzers got all the approvals they needed. The Chairman and Secretary signed the plat in December and tonight the Board needed to authorize and ratify the execution of the plat of Barry and Susan Poskanzer from 40-42 Carteret Road, Block 1503.01 Lots 14 and 15. On a motion from Mr. Walters, seconded by Mr. O'Connell, the Resolution for Memorialization on the Poskanzer Plat was approved.

Mr. Quinn said there was nothing else on the agenda and asked the Mayor if anything was coming before the Board in the upcoming months. Mr. Barra stated that the rezoning of the affordable housing would be coming before the Board hopefully in March. Mr. Yakimik added that a new zoning map is being developed and will need to be adopted. Mr. Walters asked if this was just a clean-up of what had already been done and Mr. Yakimik responded yes. Mr. Sirico asked if the Master Plan would need to be amended and Mr. Yakimik answered no.

Mr. Barra told the Board that Eastern Christian had taken over the home next to Calvary Lutheran Church. Eastern Christian will be leveling the home and building a five bedroom single story developmentally disabled group home for adults. There will be no variances needed and Eastern Christian won't be coming in front of either the Planning or Zoning Boards. The State of NJ Division of Developmental Disabilities came in and saw the large group home that Eastern Christian had on Mountain Avenue in Wyckoff and told them they had to disperse the twenty-five people living there as there were too many people in the home. Eastern Christian has purchased four homes to move the people out of the old home and into the new ones. Mr. Walters asked if the neighbors will object to it and Mr. Barra said Eastern Christian is reaching out to the neighbors and that the house that is currently there is not in great shape. Mr. Barra added that the people will probably spend most of their time indoors and then go out for programs. He hopes that Allendale can get some more COAH credits for this and is currently talking to officials about it. Mr. Barra said that Eastern Christian officials almost walked away from the property after hearing about the subdivision of Calvary and the wetland issues. They have found out that the wetlands will not be affected by their building so they will continue with their plan. Mr. Yakimik said they may not be subject to zoning criteria but will be subject to wetland criteria. Mr. Barra said that Eastern Christian was forced to move quickly and almost made a bad decision because of it.

Mr. Sirico asked about Calvary Lutheran Church and Mr. Yakimik said that the Board would probably see a final application come before the Board in the next couple of months. Conklin Associates is still waiting for DEP approval. The DEP did request that the retention pond be built larger. Mr. Yakimik told the Board that Trinity Church has been slow to perfect the plans to the Board's approval. He expects that all of this will be done soon. Mr. Quinn mentioned that the Planning Board should update its own bylaws.

On a motion from Mr. Sirico, seconded by Mr. Walters, the meeting was adjourned at 9:06 PM.

Respectfully submitted,

Diane Knispel