

PLANNING BOARD

Minutes of
June 24, 2009

Present:

Absent:

Mr. Branan
Ms. Coxwell
Mayor Giordano ✓
Mr. Hollod
Mr. Kreder
Mrs. Kreder
Mr. Mitchell
Mr. Righetti
Mr. Stabile
Mr. Tevlin
Chairman Fagan

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey.

The meeting was called to order at 7:12PM. The compliance statement was read, the pledge of allegiance and roll call was taken.

The minutes of May 27, moved by Mr. Righetti, seconded by Mr. Tevlin, were unanimously approved as corrected.

SPR-09-001, McAuley resolution, moved by Mayor Giordano, seconded by Mr. Righetti, was unanimously approved.

SD-08-002, Watchung Hills at North Plainfield, 641 Somerset Street. Brian ~~Chiawkowski~~ *Chewaskie*, attorney for the applicant, gave a synopsis of what has transpired. The applicant is seeking approval for the current application; however, if the ARC ordinance is approved they will seek approval for the original application.

Calisto ~~Bart~~ *Bart*, licensed engineer, 66 Glen Avenue, Glen Rock, was sworn in. He showed and described the revised drawings, dated 11/10/08, of the sub-division. There will be 51 lots. 48 are residential, 2 will be detention basins and 1 lot is reserved.

The environmental impact study was complete. The percolation test will be done, if it is positive the detention basin will be made smaller. A road for maintenance vehicles will be built to access the lower basin. An overflow pipe will be developed out of the large

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basin.

There are no variances, waivers or exceptions needed for this application. A soil conservation permit and sewer extension permit from the DEP are needed. No land use permits are needed from the DEP.

The reserved lot will address the need for affordable housing, if needed.

The demolition should begin with the next 30 days.

Mr. Tevlin asked what would happen to the bridge. The Board was told it would remain and be maintained by the builder. It would also allow access to the rear of the houses. After some discussion it was decided it would probably be taken down.

All real estate taxes were paid in March and June of 2009. There are retaining walls on the property. There will be deed restrictions by homeowners along the brook according to DEP regulations.

Each lot has 2 trees. There will be trees around the retention basin. There will be on-street parking within the loop road. To comply with COAH, the developer will either provide sufficient housing or pay the fee as determined by North Plainfield.

The driveways will accommodate 2 car widths. Mr. Stabile asked if the basins will always be filled with water. Mr. Burtin said no.

Open to the public. No public present.

Dave Testa said "for the record" he only saw the June 12 letter from Mr. Burtin at noon today. He believes any remaining issues can be dealt with.

Open to the public. No comments.

Mr. Stabile moved to accept the application with conditions, Mr. Righetti seconded. Passed with Mayor Giordano recusing himself and Mr. Mitchell abstaining.

The resolution for Bernard & Nebenzahl, LLC to prepare a Re-examination Report to the Borough's Master Plan ("MP") was moved by Mr. Tevlin, seconded by Mayor Giordano, unanimously approved. Mr. Nebenzahl summarized the MP re-evaluation. After reviewing the re-examination report he said the Board can determine if they want to do a full MP review. He suggested the Board establish a sub-committee to work with him. Mr. Schwartz suggested members of the Board of Adjustment and possibly other committees might want to be a part of that committee.

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Mr. Nebenzahl explained the importance of having an up-to-date MP. He recommended to seek volunteers to serve on the committee. Mr. Fagan will reach out to other boards and seek their interest on serving. Mr. Nebenzahl said each Board member should write down an issue and start a list. The re-examination will identify the issues and let the town know where to go from there. He said there are trade-offs. Identify the issues and then study it in detail.

The Board will meet on July 22 to discuss their initial findings with Mr. Nebenzahl.

The meeting adjourned at 9:18PM.

PLANNING BOARD
Minutes of
September 23, 2009

Present:

Mr. Branan
Ms. Coxwell (left 7:37)
Mayor Giordano
Mr. Hollod
Mr. Kreder
Mrs. Kreder
Mr. Mitchell
Mr. Righetti (arrived 7:26)
Mr. Stabile
Mr. Tevlin
Chairman ~~Fighte~~ *Fagan*

Absent:

Also present were Attorney Brian Schwartz and Recording Secretary Maryann Thorpey.

The meeting was called to order by Chairman Fagan at 7:13PM. The compliance statement was read, the pledge of allegiance and roll call was taken.

The minutes of September 9 moved by Mayor Giordano, seconded by Mr. Tevlin, unanimously approved.

Resolution SD-09-001, Sisto & John Rosato, moved by Mr. Tevlin to accept, seconded by Mr. Stabile. Approved unanimously by Messrs. Hollod, Kreder, Righetti, Tevlin, Stabile, Giordano, Fagan and Mrs. Kreder.

This is a working session to discuss the Master Plan ("MP"). A synopsis of the reexamination report was presented by Messrs. Nebenzahl, Bernard and Scalia of Bernard & Nebenzahl, LLC, professional planners.

Mr. Nebenzahl requested a copy of the Board of Adjustment's annual report.

Mr. Schwartz questioned closing Walnut Street (between the high school and the field) and transforming it into green space for the safety of students. This space would become part of the high school campus. Mr. Nebenzahl said they can put specific recommendations into the MP. Mr. Branan will discuss this possibility with the Board of Education ("B/E").

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Mr. Stabile discussed the possibility of changing Somerset Street and Watchung Avenue (north of Route 22) into one-way streets to relieve the flow of traffic.

Mr. Nebenzahl suggested the B/E meet with the Planning Board ("PB") to discuss long-term plans. Mr. Nebenzahl said typically the B/E would come before the PB to familiarize themselves with their future plans.

The PB went off-record at 8:15 to review maps pertaining to the MP. The meeting resumed at 8:40PM, all present.

Mr. Nebenzahl asked the PB to review the report and comment at the next meeting. Mr. Schwartz asked him if he had spoken with any of the other boards in town; not as yet.

The next meeting regarding the MP with Messrs. Nebenzahl, Bernard and Scalia will be October 28.

There is a tentative joint meeting with the Council on October 13.

The meeting adjourned at 8:50PM.

PLANNING BOARD

Minutes of

October 28, 2009

Present:

Mayor Giordano
Mr. Righetti (arrived 7:15)
Mr. Tevlin
Chairman Fagan

Absent:

Mr. Branan
Ms. Coxwell
Mr. Hollod
Mr. Kreder
Mrs. Kreder
Mr. Mitchell
Mr. Stabile

Also present were Attorney Brian Schwartz, Recording Secretary Maryann Thorpey, Board of Adjustment ("B/A") Chairman Tighe and B/A Vice Chairman Fowler.

The meeting began at 7:10PM. Mr. Nebenzahl gave a recount of the next steps toward the completion of the Master Plan ("MP"). Chairman Fagan gave a brief synopsis of the Joint Meeting. The Board of Education isn't convinced to the closing Walnut Street. The police and fire departments had no negative reaction initially to the closing. Dr. Birnbaum said there had been a study done several years ago. Mayor Giordano will seek out the report.

Mr. Nebenzahl said due to the unexpected complexity of the Walnut Street situation he believes it will take more discussion; he suggested getting a traffic study. He also discussed the question of specifically writing in billiard halls into the MP. He said recreation in general is difficult. Chairman Tighe said the B/A is not trying to keep billiards out, but clarify the exact use. Mr. Nebenzahl said planning justification must be in zones.

Chairman Fagan brought up the Vermuele mansion, it is on the Historical Preservation Registry. There will be a Historic Preservation section in the MP.

Chairman Tighe feels strongly against mixed-use. Mr. Nebenzahl said for the downtown mixed-use is very beneficial. With apartments on top of businesses they provide "eyes" in the neighborhood and also creates shoppers for the businesses.

The revisions should be ready in 2 weeks. The continuance of the MP discussion will take place on December 3, 7:00PM. The meeting adjourned at 8:37PM.

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PLANNING BOARD
Minutes of
December 3, 2009

Present:

Mr. Branam
Ms. Coxwell
Mayor Giordano
Mr. Kreder
Mrs. Kreder
Mr. Mitchell
Mr. Righetti
Mr. Stabile (arrived 7:14PM)
Mr. Tevlin
Chairman Fagan

Absent:

Mr. Hollod

Also present were Attorney Brian Schwartz and Recording Secretary Maryann Thorpey. The compliance statement was read, pledge of allegiance and roll call.

The minutes of October 28, moved by Mr. Tevlin seconded by Mr. Righetti, were unanimously approved.

Chairman Fagan will send all interested parties a copy of the last traffic study of Walnut Street.

Mr. Nebenzahl gave a recap of what has transpired with regard to the MP review.

Mr. Scalia, Mr. Nebenzahl's associate, reviewed the final draft; he went through page-by-page and highlighted the changes from the previous draft.

It was questioned if the review was certified. Chairman Fagan said it was his understanding Mr. Bernard was waiting for approval; North Plainfield was one of 300 towns waiting to be certified. Mr. Bernard will notify the Board of the COAH submission from December 2008.

Mayor Giordano distributed a memo composed by Mr. Hollod with regard to a comprehensive final MP. There needs to be a public hearing. The reexamination of the MP must be adopted by the Planning Board. The first hearing of the reexamination will be held on January 27 at 7:00PM. Messrs. Nebenzahl and Schwartz will post the notification.

The next meeting of the Planning Board will be December 9, 2009; Somerset Farms is on the agenda. The meeting adjourned at 8:23PM.

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