

**MINUTES OF THE BOROUGH OF NORTH CALDWELL PLANNING BOARD  
CONFERENCE MEETING HELD AUGUST 5, 2019**

Chairman Brower called the meeting to order at 7:30 p.m. The following members were present:

**ROLL CALL**

PRESENT: Chairman Brower, Mayor Alessi, Mr. Campbell, Mr. Rees, Mr. Fishbone, Mr. O'Sullivan, Dr. Spinelli, Ms. Nathans

ABSENT: Mr. Barba

Others present: Mr. Dusinberre, Esq., Attorney and Paul Ferriero, Borough Engineer

**ADEQUATE NOTICE** of this meeting of the Borough of North Caldwell Planning Board was given as follows: Notice was sent to The Progress and Notice was filed with the office of the Borough Clerk.

**MEMORIALIZATION**

None

**APPROVAL OF MINUTES**

Minutes from the May 13<sup>th</sup>, 2019 Conference Meeting and May 20<sup>th</sup>, 2019 Regular Meeting were circulated for review and consideration at the next Regular Meeting of the Planning Board.

**ITEMS FOR DISCUSSION**

Chairman Brower brought forth the 2019 Periodic Reexamination of the Master Plan as an item for discussion. He mentioned that the plan has been circulated on two occasions and undertook a thorough review by Mr. Zichelli with detailed comments. He further indicated that all comments submitted to Burgis Associates have been adequately addressed within the recently distributed plan.

Mr. Dusinberre, Esq. signified that formal action is scheduled for the August 12<sup>th</sup> Regular meeting as appropriate notices have been sent out.

Chairman Brower brought forth the 2019 Periodic Reexamination of the Master Plan as an item for discussion. He mentioned that the plan has been circulated on two occasions and undertook a thorough review by Mr. Zichelli with detailed comments. He further indicated that all comments submitted to Burgis Associates have been adequately addressed within the recently distributed plan.

Chairman Brower also brought forth the Fair Share Housing Plan as an item for discussion. He mentioned that the plan has been circulated. The plan has also been prepared by Burgis Associates and should be read by the Board and they should be prepared to consider adoption of the plan at the August 12, 2019 Planning Board meeting.

Mr. Dusinberre reminded the Planning Board members that the fair share hearing for North Caldwell is upcoming in September. As such, the Mayor and Council are moving forward with five ordinances associated with this matter. The Planning Board will need to review the five ordinances to confirm their consistency with the Master Plan. This review shall be reported upon and voted on by the Planning Board at the August 12, 2019 Regular Meeting. The ordinances are as follows:

- O-7-19 Replacing Article XIV Growth Share with a New Article Entitled Affordable Housing Mandatory Set-Aside
- O-8-19 Development Fee Ordinance
- O-9-19 Affordable Housing Ordinance
- O-10-19 Bloomfield Avenue Overlay (BAO) Zone
- O-11-19 Fairfield Road Overlay (FRO) Zone

Jack Dusinberre suggested that each of these items should be presented by Tom Behrens from Burgis Associates. He should be able to provide testimony, on the record, that each of the ordinances, the Fair Share Housing Plan and the 2019 Periodic Reexamination of the Master Plan have been prepared in conjunction with each other and are consistent with one another.

## **APPLICATIONS**

Chairman Brower brought forth the application from 70 Grandview Avenue LLC for Block 1903, Lot 2 for an amended preliminary and final major subdivision.

Mr. Ferriero indicated that he received revised plans and stormwater reports from the applicant. A final review letter is nearly complete but the Board was advised that a majority of the outstanding issues have been addressed. Mr. Ferriero felt that outstanding comments can be incorporated as a condition of the approval.

Mr. Ferriero also indicated that Steve Bolio from his office would be in attendance at the August 12<sup>th</sup> meeting in place of Mr. Ferriero.

Mr. Dusinberre asked about the open discussion regarding an extended maintenance bond or a developer's contribution for annual maintenance costs associated with the stormwater system. Mr. Ferriero indicated that the concern on this matter is greatly reduced as a result of the revised design and a standard 2-year maintenance bond is adequate, in his opinion.

It was determined that this application will be heard first with the other portions of business scheduled for after the hearing on the application.

Chairman Brower also noted that Pulte had withdrawn their previous application for rear yard setback variances for decks. He asked that the application remain on the August 12, 2019 agenda with it being noted as "withdrawn" for purposes of clarity to the public.

## **CITIZENS TO BE HEARD**

Chairman Brower opened the meeting for citizens to be heard. There were no members of the public present.

**ADJOURMENT**

Chairman Brower requested a motion to adjourn at approximately 9:20 pm. A motion was made by Mr. Fishbone and seconded by Mayor Alessi. All members voted in the affirmative.

Kevin O'Sullivan  
Planning Board Secretary