

**MINUTES OF THE BOROUGH OF NORTH CALDWELL PLANNING BOARD
CONFERENCE MEETING HELD MAY 13, 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, Mr. Barba

ABSENT: Dr. Spinelli, Ms. Nathans

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

A motion was made by Chairman Brower to appoint Kevin O'Sullivan as the Secretary of the Planning Board and a second made by Mayor Alessi.

Upon roll call:

AYES: Chairman Brower, Mayor Alessi, Mr. Campbell, Mr. Rees, Mr. Fishbone , Mr. O'Sullivan, Mr. Barba

NAYES: None

ABSENT: Dr. Spinelli, Ms. Nathans

ABSTENTION: None

APPROVAL OF MINUTES

None

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 should be deferred to a regular meeting with appropriate notices sent out. He would coordinate with Mr. O'Sullivan with respect to notices for a future meeting.

Mayor Alessi asked that the Elm Road corridor be considered in a future date to encourage future development along this area.

Chairman Brower agreed that the Planning Board and the Mayor should work together towards future goals to get the Council in agreement with an appropriate plan.

Mr. Rees pointed to page 7 of the 2019 Periodic Master Plan Reexamination and highlighted the same intent within the plan.

Chairman Brower added that the plan addresses the preliminary stages of the process but the next steps should proceed at this point. He thought an appropriate use would be 1st floor commercial use with 2nd floor mixed use or residential. He also added that proper planning of parking along this corridor would be important in its development.

Mr. Fishbone added that consolidation of lots should be encouraged along the corridor.

Chairman Brower asked Mr. Dusinberre and Mr. O'Sullivan to coordinate for the appropriate public notice and consideration at an upcoming Regular Meeting.

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. Dusinberre asked the Board to review the updated plans recently submitted to the Board by the applicant while Mr. Ferriero indicated that he will do his best to perform a thorough review in time for the Regular Meeting.

Chairman Brower indicated that he would like to get the hearing started and begin working through the outstanding comments.

Mr. Campbell asked if there were significant concerns with the project and recent submissions. Mr. Ferriero identified three primary concerns of focus specific to runoff to the neighboring properties, appropriate sizing of the detention basin and the possibility of stormwater quality requirements.

Mr. Rees asked about making the road a privately owned road.

Mr. Ferriero continued to raise questions about the stormwater improvements being long-term responsibilities to the Borough. He suggested that the applicant can be requested to post maintenance costs for a defined period of time for the stormwater improvements or provide an added or extended maintenance bond for the improvements, if permitted. He mentioned that these considerations can be conditions of an approval.

Chairman Brower suggested that these options should be brought to the applicant.

Mr. Barba asked if an environmental assessment was performed on the site to which Mr. Dusinberre confirmed one had been performed.

There being no further discussion on 70 Grandview Avenue LLC, Chairman Brower brought forth the application from Pulte Homes of NJ, Limited Partnership for Blocks 104, 105 and 106 across 13 various lots for rear yard setback variances.

Mr. Dusinberre provided some historical context on the project regarding previous applications, hearings, testimony, etc. He also distributed meeting minutes from the Planning Board Regular Meeting held on April 16, 2018. He continued to suggest that planning testimony should be provided for an applicant of this nature.

Chairman Brower agreed that a significant amount of time has passed since the original application and hearing that Pulte should be responsible for providing a more complete testimony. Additionally, Chairman Brower indicated that the Board should be mindful that decisions on an application of this nature may set a precedent for future applications.

Mr. Ferriero raised concerns about the Board making any decision due to lack of specificity on the application.

Mr. Dusinberre agreed that the Board may be more comfortable hearing an application for specific lots with site specific details.

Mr. Ferriero asked the question as to whether a non-specific multi-case application of this magnitude would be paramount to re-zoning.

Chairman Brower indicated that it is Pulte's responsibility to re-visit the application and present all previous testimony, including a professional planner.

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 9:15 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