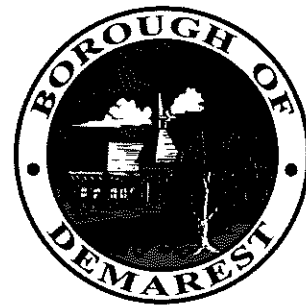


**BOROUGH OF DEMAREST
 PLANNING BOARD
 REGULAR MEETING AGENDA
 Wednesday, February 5, 2025 @ 7:30 PM
 118 Serpentine Road, Demarest, NJ 0762**



1. CALL TO ORDER
2. PUBLIC ANNOUNCEMENT OF MEETING

Sunshine Law Statement: The notice requirements of the Open Public Meetings Act of the State of New Jersey, P.L. 1975, Chapter 231, have been satisfied by the publication of the date, time and place of this annual Reorganization meeting in in the Record and Star Ledger on January 12, 2025, notice posted at Borough Hall, on the Borough website was filed in the office of the Borough Clerk.

3. FLAG SALUTE
4. ROLL CALL

- | | |
|---|---|
| <input type="checkbox"/> Ted Alevrontas | <input type="checkbox"/> Mayor Brian Bernstein |
| <input type="checkbox"/> Jodi Brenner | <input type="checkbox"/> Councilwoman Daryl Fox |
| <input type="checkbox"/> Fatemah Mamdani | <input type="checkbox"/> James Tabacchi |
| <input type="checkbox"/> Mary Lynn Hamilton | |

1. **BOARD PROFESSIONAL APPOINTMENTS:**

Resolution PB-004-25 – Appoint Planning Board Attorney _____

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. **APPROVAL OF MINUTES:**

Motion to approve the minutes of the Regular Meeting; August 7, 2024

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion to approve the minutes of the Regular Meeting; January 8, 2025

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. RESOLUTIONS:

4. NEW/CONTINUING APPLICATIONS:

5. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

Update on the Joint Planning Board Ordinance.

6. PUBLIC COMMENT PERIOD

7. ADJOURNMENT

NEXT REGULAR MEETING – WEDNESDAY, MARCH 5, 2025

RESOLUTION OF THE DEMAREST PLANNING BOARD
RESOLUTION NO. PB-004-25
JANUARY 8, 2025

BOARD MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Mr. Alevrontas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Bernstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Brenner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Fox	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Mamdani	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Paulison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Tabacchi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Hamilton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPOINTMENT OF THE 2025 PLANNING BOARD ATTORNEY

WHEREAS, the Borough of Demarest Planning Board (Board) is in need of professional legal services to serve as the attorney to the Board; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 *et seq.*) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interests of the Borough of Demarest Planning Board to award a contract for such services to _____ pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefore pursuant to the 2025 Temporary Budget and 2025 Budget of the Borough of Demarest;

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Demarest _____,

be retained to provide professional legal services for the Borough of Demarest Planning Board for a term commencing January 1, 2025, for 1 year or until a successor is appointed, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Demarest; and

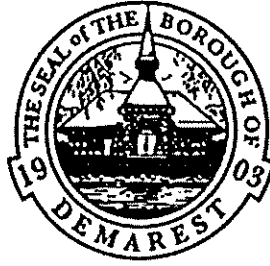
BE IT FURTHER RESOLVED, that _____ be required to comply with the requirements of N.J.S.A. 10:5-31 *et seq.* and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

Dated: _____

James Tabacchi, Planning Board Chair

Attest: Michael Greco, Board Secretary



**Borough of Demarest
Planning Board Meeting
MINUTES**

August 7, 2024

7:30 PM

DEMAREST BOROUGH HALL

The Borough of Demarest Planning Board held its regular meeting on WEDNESDAY, AUGUST 7, 2024, at 7:30 p.m. located at 118 Serpentine Road Demarest, NJ 07627.

CALL TO ORDER

Meeting was called to order at 7:30 PM by Ms. Hayden.

FLAG SALUTE

The Board was led in a salute to the flag by Ms. Hayden.

ROLL CALL

MEMBERS PRESENT:

Mayor Brian Bernstein, Jodi Brenner, Councilwoman Daryl Fox, Fatemah Mamdani, Lynn Paulison, Marian Hayden.

MEMBER(S) ABSENT:

Theodore Alevrontas, James Tabacchi, Youngsam Yu, Mary Hamilton

ALSO PRESENT:

Michael Greco – Secretary, Douglas Bern – Attorney

APPROVAL OF MINUTES

RESOLUTIONS

Area in Need of Redevelopment Determination Resolution

Chair Hayden stated that the resolution was not ready and would be on the next agenda.

NEW/CONTINUING APPLICATIONS

PB 24-001 – Woodlands Holding Inc.

The application was heard by the Planning Board. The below people gave testimony and or asked questions of the professionals.

- John Schepisi, the applicant's attorney
 - Introduced the application, and gave testimony agreeing to multiple conditions as shown below.
- Mike Hubschman, the applicant's engineer
 - Presented the application showing the many changes in the plan from the original approved site plan. The plan requested the following changes to the original plan;
 - a) Adding one (1) single generator per each townhouse (24 generators in total);
 - b) Adjusted location of the recreation center generator by approximately 5 ft. Generator still located behind the recreation center;

- c) Adjusted location of the generator located near the inside of the main entrance gates by moving it to the rear of Unit A-1, approximately 70 ft.;
- d) Adjusted pool location 5 ft. to the east and enlarged the pool deck by 1,162 sq. ft. A paver walk was added from the road to the pool;
- e) Revised location of the gazebo; moved approximately 5 ft. east to be centered between parking areas;
- f) Revised walkway from ADA space to gazebo to make the walkway ADA compliant;
- g) Revised extended parapet walls connecting to the bridge with revised lighting;
- h) Changing ten (10) townhome patios to decks. All townhomes will now have decks;
- i) Added decorative walls by unit front entrance walkways.
- o The board and its professionals had questions on the application for Mr. Hubschman on the below topics;
 - a) The lack of generators on the original plan, and their time for cycles;
 - b) The height of walls between buildings, and the need for safety railings;
 - c) The heights of various buildings and the changing in their layout and location;
 - d) The interaction of the town home complex and the alpine country club;
 - e) The conservation easement and the disturbance of it through the construction and by the generators located so close to it, and how it will be restored and protected;
 - f) Indemnification for the borough;
 - g) Drainage calculations based on all of the new information;
 - h) Lighting at the entrance to the complex;
 - i) The construction of the monument sign and it's changes from the original plans;
 - j) Trees proposed for planting and the need for a planting plan;
 - k) The change in grading due to the new plan.
- Bob Zampolin, the applicant's architect
 - o Gave testimony about the style of entry gates and the comparative aesthetics of the applicant's amended design. He indicated that the project as he has designed it will comply with the Borough's zoning ordinance.
- Elias Sidique, 9 Apple Tree, member of the public
 - o Asked the applicants about the location of the project in reference to his property, and confirmed that he is okay with the distance.
- Justin Orlando, president of Alpine Country Club
 - o Asked questions about the impact on the country club from a drainage perspective. He also asked about the tree barrier between the club and the complex, and the board suggested a more thorough tree barrier would be needed. Mr. Orlando also requested that the cycle time for generators be in the night to not disturb the golfers.
- Shawn Melamed, 59 Duane Lane, member of the public
 - o Asked questions about the walls being presented and the impact it would have on his property from a drainage perspective. He also requested that the generator cycle be at a time during the day when residents are least impacted and not in the middle of the night.

The board found that several conditions would be required for approval of the application and that the applicant would return at the following meeting with updated plans reflecting the conditions imposed. The plans would include a landscaping plan, and all these plans would be subject to the review and approval of the Board Engineer and the Board Planner. Below is a list of conditions imposed;

1. The entry cul-de-sac roadway known as Duane Lane extension is to be dedicated to the Borough after construction and approval of all improvements by the Borough Engineer.
2. All heights of the proposed buildings shall comply with the zone height restriction and should be no taller than 37 feet in height.

3. Applicant shall add evergreen trees at least 12 feet tall trees at planting with sufficient density southeast of the pool area to provide a barrier of at least 12 ft in height and which shall be depicted on a revised landscaping plan subject to the Board Planner's review and approval.
4. The conservation area which may be disturbed during the course of construction shall be restored to the condition that existed prior to construction and such restoration shall be documented and submitted to the Board's engineer for review and approval.
5. The Developer's Agreement by and between the Borough, the Planning Board and the applicant shall be amended to provide the foregoing, if deemed necessary.
6. Applicant shall file a revised site plan reflecting all final modifications and it shall be a condition precedent to the issuance of any additional building permits and/or Certificate(s) of Occupancy for the proposed improvements.
7. Applicant shall comply with Mr. Chelius' review letters as well as further compliance with the oversight and requirements of the engineering consultant for the Borough during the construction phase, as field conditions may warrant.
8. Sheet 4 of the Site Plans shall be revised to eliminate the pillar sign and change the monument sign letter height from 12 to 14 inches.
9. The generators on site will exercise for a maximum of five minutes per week and said exercise schedule shall be staggered. A schedule should be provided for review and approval. No testing shall occur before 8:00 am or after 6:00 pm Once approved this could be included in the HOA documents.
10. A landscape plan schedule shall be submitted for review and approval by the Board Planner. Said landscape plan shall only enhance the prior Board approved landscape plan; no plants will be eliminated.
11. The condominium association will indemnify the Borough of Demarest and it's Planning Board from any lawsuits, damages, and claims arising from residents and/or their guests, invitees or occupants being injured by golf balls. The condominium shall name the Borough of Demarest and it's Planning Board as an additional insured, if obtainable.
12. All retaining walls and garden walls on the site will be constructed as shown on the Site Plans.
13. The Site Plans shall be revised to depict all required safety guardrails and/or required safety handrails.
14. The Site Plans shall be revised to depict the location and sign detail for the conservation easement signs.
15. The Applicant shall prepare a building condition comparison to illustrate any changes in the shape and size of the buildings since the prior Board approval. This analysis shall include an updated building coverage calculation and demonstrate compliance with the height limitation.
16. The landscape plans shall be revised to add evergreen trees along the south side of Duane Lane west of the bridge.
17. The Site Plans shall be revised to reflect any modifications to grading. Elevations related to stormwater infrastructure, roadway profiles, bridge cross sections, utilities and any associated details should be revised accordingly.
18. The Site Plans shall be revised to reflect light poles on the southern side of the Duane Lane Bridge. The lighting plan shall be revised to include adjusted illumination intensities along Duane Lane substantially similar to those depicted in the original approval. Details shall be provided of the same.
19. The Site Plans shall be revised to include the locations of pins and signage delineating the limits of the conservation easement. Details of any signs shall be provided.
20. The Applicant's Engineer shall submit a revised drainage report for review and approval accounting for all proposed changes in impervious coverage and any revisions to grading and/or drainage patterns.
21. All fire hydrants shall be tested and approved by the Fire Department and Water Company prior to issuance of a CO or dedication of the road.
22. All fees, costs, bonds, and escrows shall be paid when due or becoming due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
23. All representations made by Applicant, or its Agents shall be deemed conditions of this approval and any misrepresentations by Applicant contrary to the representations made before the Board shall be deemed a violation of this approval.

- 24. The action of the Board in approving this application shall not relieve the Applicant of responsibility for any damages caused by this project, nor does the Board, and the Borough or its reviewing professionals and agencies, accept any responsibility for design of the proposed improvement or for any damages that may be caused by this development.
- 25. Applicant shall comply with all applicable federal, state, regional, county, and local rules, regulations, and requirements.
- 26. This approval is conditioned upon the truthfulness of the testimony of the Applicant and Applicant’s witnesses. In the event that said testimony is found to be false, this approval may be voidable and may be nullified by the Planning Board.

For more detailed information on the hearing please review the official Court Reporter Transcript.

A motion was made to approve the applications with the conditions set forth by the board and the professionals by Councilwoman Fox and was seconded by Ms. Brenner.

On roll call, the vote was recorded as follows

Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes	Ms. Brenner:	Yes
Councilwoman Fox:	Yes	Ms. Mamdani:	Yes	Mrs. Paulison:	Yes
Vice Chair Tabacchi:	Absent	Mr. Yu:	Absent	Mrs. Hamilton:	Absent
Chair Hayden:	Yes				

Motion passed

NEW/OLD BUSINESS

PUBLIC COMMENT PERIOD – CORRESPONDENCE

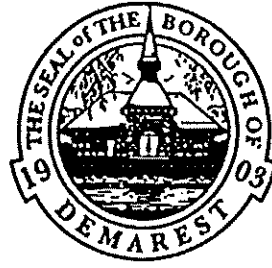
ADJOURNMENT

With no further business presented, a motion to adjourn the meeting was made by: Ms. Paulison and seconded by Mayor Bernstein.

All in Favor – Motion Passed

The meeting was adjourned at 9:56 PM

Respectfully Submitted,
Michael Greco
Planning Board Secretary



Borough of Demarest Planning Board Regular Meeting

MINUTES

January 8, 2025

7:30 PM

DEMAREST BOROUGH HALL

The Borough of Demarest Planning Board held a special meeting on WEDNESDAY, JANUARY 8, 2024, at 7:30 p.m. located at 118 Serpentine Road Demarest, NJ 07627.

CALL TO ORDER

Meeting was called to order at 7:30 PM by Mr. Greco.

FLAG SALUTE

The Board was led in a salute to the flag by Mr. Greco.

SWEARING IN OF THE 2025 PLANNING BOARD APPOINTMENTS

Mayor Bernstein read the oath for Councilwoman Daryl Fox, Class III member of the Planning Board and she was sworn in for the term of 1/1/2025 – 12/31/2025.

ROLL CALL

MEMBERS PRESENT: Mayor Brian Bernstein, Jodi Brenner, Councilwoman Daryl Fox, Fatemah Mamdani, Lynn Paulison, James Tabacchi, Mary Hamilton

MEMBER(S) ABSENT: Theodore Alevrontas

ALSO PRESENT: Michael Greco – Secretary, Douglas Bern – Attorney

ELECTION OF OFFICERS

Mr. Greco called for a nomination of the Board Chair for the year of 2025.

Councilwoman Fox nominated Mr. Tabacchi for Chair of the Board, and the nomination was seconded by Mayor Bernstein.

Mr. Tabacchi spoke to the board about the difficulty for him taking on the role of chair of the board, but he would accept. He also stated that he is disappointed in the prior chair no longer being present.

Hearing no other nominations, on roll call, the vote was recorded as follows *n/e = not eligible*

Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes	Ms. Brenner:	Yes
Councilwoman Fox:	Yes	Ms. Mamdani:	Yes	Mrs. Paulison:	Yes
Mr. Tabacchi:	Yes	Mrs. Hamilton:	Yes		

Motion passed

Chair Tabacchi took his place on the dais and took over the meeting.

Chair Tabacchi called for a nomination of the Board Chair for the year of 2025.

Mayor Bernstein nominated Ms. Brenner for Vice Chair of the Board, and the nomination was seconded by Councilwoman Fox.

Chair Tabacchi asked Ms. Brenner to explain her background.

Ms. Brenner explained that she has been on the board for a while, and is a licensed attorney, and has lived in the town for 14 years.

Hearing no other nominations, on roll call, the vote was recorded as follows *n/e = not eligible*

Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes	Ms. Brenner:	Yes
Councilwoman Fox:	Yes	Ms. Mamdani:	Yes	Mrs. Paulison:	Yes
Chair Tabacchi:	Yes	Mrs. Hamilton:	Yes		

Motion passed

BOARD PROFESSIONAL APPOINTMENTS

Mr. Greco explained that for the role of Board Engineer, the board received RFQs from Colliers and Neglia.

Councilwoman fox made a motion to appoint Nick Chelius of Colliers Engineering and Design for the role of Board Planner for the year of 2025. The motion was seconded by Mayor Berinstein.

On roll call, the vote was recorded as follows *n/e = not eligible*

Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes	Vice Chair Brenner:	Yes
Councilwoman Fox:	Yes	Ms. Mamdani:	Yes	Mrs. Paulison:	Yes
Chair Tabacchi:	Yes	Mrs. Hamilton:	Yes		

Motion passed

Mayor Bernstein made a motion to appoint Darlene Green of Colliers Engineering and Design for the role of Board Planner for the year of 2025. The motion was seconded by Chair Tabacchi.

On roll call, the vote was recorded as follows *n/e = not eligible*

Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes	Vice Chair Brenner:	Yes
Councilwoman Fox:	Yes	Ms. Mamdani:	Yes	Mrs. Paulison:	Yes
Chair Tabacchi:	Yes	Mrs. Hamilton:	Yes		

Motion passed

APPROVAL OF 2025 MEETING DATES

Chair Tabacchi confirmed that the board had reviewed the meeting dates.

Mayor Bernstein made a motion to adopt the 2025 Planning Board meeting schedule. The motion was seconded by Councilwoman Fox.

On roll call, the vote was recorded as follows *n/e = not eligible*

Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes	Vice Chair Brenner:	Yes
Councilwoman Fox:	Yes	Ms. Mamdani:	Yes	Mrs. Paulison:	Yes
Chair Tabacchi:	Yes	Mrs. Hamilton:	Yes		

Motion passed

REGULAR MEETING OF THE PLANNING BOARD

APPROVAL OF MINUTES

A motion was made to approve the December 19, 2024, special meeting minutes, by Councilwoman Fox and was seconded by Mayor Bernstein.

On roll call, the vote was recorded as follows *n/e = not eligible*

Mr. Alevrontas:	Absent	Mayor Bernstein:	Yes	Vice Chair Brenner:	Yes
Councilwoman Fox:	Yes	Ms. Mamdani:	Yes	Mrs. Paulison:	Yes
Chair Tabacchi:	Yes	Mrs. Hamilton:	Yes		

Motion passed

Councilwoman Fox questioned the content of the August 7th minutes, requesting that additional summary of the questions asked and the topics discussed be added to the minutes to provide more information.

Mayor Bernstein stated that the minutes as presented seem to satisfy the requirements of minutes. He stated that the transcript being available adds another layer, but that it is not necessary to reflect specific details in the minutes.

Chair Tabacchi asked if it would be reasonable to delay the approval to give the members a chance to review the tapes and confirm the accuracy of the minutes.

Vice Chair, Brenner asked if it would help to change some of the specifics.

The board discussed with Mr. Bern the requirements for minutes and what could be done to change the minutes.

The board requested that the secretary amend the August 7th minutes.

RESOLUTIONS

NEW/CONTINUING APPLICATIONS

NEW/OLD BUSINESS

Councilwoman Fox asked the secretary to explain the status of the appointment of the board attorney.

Mr. Greco explained that the RFQ is still out for the board attorney and responses are scheduled for January 10, and after that they will be distributed to the board for discussion at the next meeting.

Councilwoman Fox requested that Mr. Bern explain the fair and open and non-fair and open appointments.

Mr. Bern explained fair and open and non-fair and open appointments. The board discussed the differences with Mr. Bern.

Councilwoman Fox explained that the ordinance committee is discussing the joint board ordinance and asked the board to send her any comments.

Chair Tabacchi asked about the timeline.

Councilwoman Fox stated that she is hoping to have it ready in 30 days.

Chair Tabacchi asked about convening both boards to discuss the ordinance.

Mayor Bernstein stated that it is not the function of the ordinance committee to convene the members, but that the joint board would most likely be made up of members from both boards as well as new members.

Chair Tabacchi asked who makes the decision to go to one board.

Mayor Bernstein stated that it is a council decision and then explained the process.

Chair Tabacchi asked about the process and the public involvement in the ordinance.

Mayor Bernstein explained the process of approving an ordinance.

Ms. Brenner asked if there are neighboring towns that have a joint board, and the mayor stated the numbers of towns and towns with joint boards.

Ms. Brenner stated that the two boards in town do not seem to coordinate with each other.

PUBLIC COMMENT PERIOD – CORRESPONDENCE

A motion was made to open the meeting to the public by Mayor Bernstein and seconded by Ms. Hamilton.

All in Favor – Motion Passed

With no public seeking to make comment a motion was made to close the meeting to the public by Councilwoman Fox and seconded by Chair Tabacchi.

All in Favor – Motion Passed

Ms. Paulison stated that she is resigning from the board, due to her disappointment in the process of the introduction of the joint board ordinance.

Chair Tabacchi asked her to give the process time to resolve.

Ms. Paulison stated that she does not wish to be a party to it and that she does not understand the decisions being made.

Chair Tabacchi stated he is resolved to have an open discussion and dialogue.

Mayor Bernstein stated that if Ms. Paulison had questions, she should have come and spoken with him. Ms. Paulison claimed the chair of the board did not know about the ordinance, and Mayor Bernstein explained that the chairs of the boards did know.

Councilwoman Fox stated that she believes that the conversation with the chair did not occur. Mayor Bernstein stated that the conversation did in fact happen.

Chair Tabacchi stated that there was a lack of communication.

Mayor Bernstein confirmed that Ms. Paulison is in fact resigning, and she confirmed that she is.

Ms. Hamilton expressed disappointment in the process.

Mayor Bernstein explained the process and why there were no appointments, and why the expired members are no longer on the board for the time being. Mayor Bernstein confirmed with Mr. Bern that there is no such thing as an interim appointment.

ADJOURNMENT

With no further business presented, a motion to adjourn the meeting was made by: Mayor Bernstein and seconded by Councilwoman Fox.

All in Favor – Motion Passed

The meeting was adjourned at 8:11 PM.

Respectfully Submitted,
Michael Greco, Planning Board Secretary