

PLANNING BOARD

MINUTES

REGULAR MEETING

January 6, 2021

Chairman Keane opened the meeting at 7:16 pm with the following Public Announcement of Meeting: The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this public hearing meeting in the annual schedule and notice of regular meetings of this Board. Such annual schedule and notice of regular meetings is posted at the Borough Hall, was mailed to The Newark Star-Ledger and The Record and was filed with the Borough Clerk of Demarest on January 3, 2020. This meeting will also be done via teleconference. In accordance with NJSA 10:4-6, et seq the Planning Board of Demarest will also hold their meeting by means of communication equipment. Dial in number is 978-990-5000. Access code is 353193#.

Roll Call

Mayor Schooler-present
Mr. Alevrontas-present
Chairman Keane-present
Mrs. Fox-present at 7:30 pm
Mr. Tabacchi-present
Mr. Rifkind-present

Mrs. Paster-present at 7:25 pm
Ms. Hayden-present at 7:20 pm
Mr. Parlamis-present
Mr. Fulin-absent
Mr. Verp-present

Salute to the Flag

New business:

Appointment of Chair: Mayor Schooler nominated Mr. Keane, second Mr. Tabacchi.

Mayor Schooler-yes
Mr. Alevrontas-yes
Chairman Keane-abstain
Mr. Tabacchi-yes

Mr. Rifkind-yes
Mr. Parlamis-yes
Mr. Verp-yes

Carried

Mr. Keane moved to nominate Mr. Tabacchi for Vice Chair, second Ms. Hayden
Mayor Schooler-yes
Mr. Alevrontas-yes
Chairman Keane-yes
Mr. Tabacchi-abstain

Mr. Rifkind-yes
Mr. Parlamis-yes
Mr. Verp-yes

Carried

Mr. Keane moved to nominate Susan Crosman as Secretary to the Board, second Mr. Tabacchi.

Mayor Schooler-yes
Mr. Alevrontas-yes
Chairman Keane-yes
Mr. Tabacchi-yes

Mr. Rifkind-yes
Mr. Parlamis-yes
Mr. Verp-yes

Carried

Appointment of Professionals

Mr. Keane moved to appoint Ande Fede Attorney, Doug Bern as special Counsel and Maser (now Collier) Engineering, second Ms. Hayden. Mayor Schooler asked for clarification on why the need exists for two attorneys. This is because Mr. Fede's firm at some point in the past represented Mr. Kurtz. Discussion. Mr. Rifkind spoke about the reception over the phone and asked people please to speak into the microphone. Mr. Rifkind asked whether Maser and Collier merged. Mr. Rifkind asked the Board to consider that sometimes bigger is not always better.

Mayor Schooler-yes
Mr. Alevrontas-yes
Chairman Keane-yes
Mr. Tabacchi-yes

Mr. Rifkind-yes
Mr. Parlamis-abstain
Mr. Verp-yes

Carried

Mayor Schooler moved to approve the 2021 Meeting Dates at 7:30 pm, second Mr. Verp. Mrs. Fox and Mrs. Paster joined the meeting.

Mayor Schooler-yes
Mr. Alevrontas-yes
Chairman Keane-yes
Mrs. Fox-yes
Mrs. Paster-yes

Mr. Tabacchi-yes
Mr. Rifkind-yes
Mr. Parlamis-yes
Mr. Verp-yes

Carried

Mayor Schooler asked that the time be on the agenda. Mr. Tabacchi recused himself for the rest of the meeting and signed off.

Continuation of Public Hearing for Duane Lane/Brenner Place development. Mr. Schepisi notes that 12 exhibits have been marked already. He moved them into evidence without objection. Revisions to plans were sent to the board in a drop box. Hard Copies were delivered to the Borough Hall. New: A-13 is prepared by Mr. Hubschman, who described it: Site Plan (12/21) revision of page 2 of 12 addressing questions raised by Maser. There were no major revisions. They were detail and general notes. No change to grading or setbacks. A-13a is a colorized version of page 3. A-13b are the remaining pages of the site plan from that date addressing the Maser and landscaping comments. Some changes may be required by the DEP. If major, the applicant will return to the Planning Board. Mr. Hubschman noted that the drainage was lowered half a foot in response to a DEP requirement. Mr. Hubschman remains under oath from last meeting.

The engineer from the last meeting is quarantined. John Corak was sworn in. He is also with Stonefield. He was accepted. He was questioned about the Maser engineer's questions about the traffic circle. He testified that when a vehicle is stopped at the call box there is room for another car to bypass it. The stacking distance from the circle to Brenner Place is about 400 feet and could accommodate about 20 vehicles. Residents would not have to stop at the call box. Mr. Corak did not see any problems with the call box and access. Concerning the circulation of traffic, traffic should be able to circulate, including fire engines; templates will be provided, and any changes necessary will be made during construction.

The board engineer (Craig Zimmerman) stated that his concern was in the cul-de-sac and the gate. He was not concerned with stacking. He asked if the gate would be closed all the time or opened. Mr. Corak stated that the gate would usually be closed unless someone was coming through. Mr. Schepisi stated that once the homeowner association took over this would be a decision they would make. Mr. Corak confirmed that the call box is specific to guests. Mr. Zimmerman asked about deliveries (Amazon, etc.). Mr. Corak stated that the postal service is given access, as is true with delivery companies when the same driver is present every day. Otherwise, the delivery service could contact the unit owner. Mr. Zimmerman asked how long a car was expected to wait at the call box. Mr. Corak estimated 20-30 seconds. Mr. Zimmerman voiced concern that if there was a second car at the call box the right side of the second car could be cut off. Mr. Corak felt that a third car could fit through even if there were two waiting. Also, this is a very low traffic generator.

Chairman Keane referred to the planner's letter of January 5th, number 6, in which she referred to an emergency squelch override. Mr. Corak stated that when the siren is blown the gate automatically opens.

Ms. Hayden asked if cars are exiting at the same time people are entering, would the gate close and then open again. Mr. Corak stated that the gate is programmed not to close on a car. Thus, it would remain open. Mr. Zimmerman asked how long the open/close cycle is. Mr. Corak felt that 15-20 seconds total was a good estimate. Mayor Schooler asked whether any siren would open the gate; Mr. Corak said that it would. Mr. Rifkind asked why this was designed as a gated community and perhaps it should not be.

Mr. Schepisi stated that the developer wanted it gated and the borough wanted it separate and apart.

Darlene Green, planner for the Borough, attended via phone. Mr. Hubschman returned to discuss the snow plan. Mr. Schepisi stated that the applicant is very happy to work with the borough engineer on the snow plan. Mr. Hubschman stated that the plan was updated to remove some of the areas in which snow might be in conflict with driveways (the new plan is dated 12/21/2020). Snow storage areas are outlined. The development's private contractor will plow along Duane Lane. The plan will be in the O and M manual. Most of the plantings along the roadway (per Mr. Meuman) are low. Any plants that were damaged by the plow would be replaced. Mr. Schepisi stated that anything that is in the settlement agreement will be adhered to. Ms. Green stated that there is no landscaping in the settlement, but there are street trees and plantings in parking spots in the ordinance. In a nearby town an official visits the larger properties each spring to make sure all is well. Mr. Schepisi stated that the applicant would comply with the ordinance.

Chairman Keane asked the Planner if there was anything in her letter of January 5th that she would like to hear more about it. She wants a conclusion to the snow issue. If the applicant complies with the ordinance that is satisfactory. Ms. Green stated that there is a minor sign discrepancy that needs to be addressed. Mr. Hubschman stated that the plan addresses that.

Chairman asked whether the disruption of the conservation easement would be addressed. Mr. Schepisi stated that they would be fully in compliance with the DEP and would return to the Planning Board if changes were major. Chairman Keane confirmed that any forthcoming approval would be contingent on DEP approval.

Mr. Schepisi, in response to Mr. Zimmerman's question, confirmed that DEP approval was sought for the original 4-unit subdivision and is now being sought for this application.

Ms. Hayden asked Ms. Green what she meant by passive recreation and whether it would be subject to DEP approval. Ms. Green stated that the conservation easement was not available at the time this application was submitted. Since then she has received and reviewed these easements. They were helpful.

Mr. Schepisi agreed that the recreation center would not be rented out. Mayor Schooler would like this in the manual.

Mr. Alevrontas moved to open to the public, second Mayor Schooler. All in favor. Carried. Mr. Alevrontas moved to close the meeting to the public, second Mrs. Paster. All in favor. Carried.

Mayor Schooler asked who writes the first manual for the HOA. Mr. Schepisi stated that the developer writes the manual and that it is reviewed by the Planning Board engineer. Details like garbage pickups are worked out. There are statutory regulations concerning borough services. The Planning Board Attorney stated that the manual will also be

reviewed by the Department of Community Affairs. Control is turned over by a formula as units are sold. Mr. Verp asked about the replacement of items. The developer will ensure that the project is funded and maintained and then the HOA will take over. Mr. Schepisi asked that the soil movement application be approved pending approval of the Bergen County soil, The Secretary stated that it is approved by Mayor and Council on the engineer's recommendation. It has been pending for 9 months according to Mr. Schepisi. Mr. Zimmerman expects to approve it after review.

Chairman Keane moved to approve the site plan application as amended and subject to the conditions, second Mrs. Fox. The Planning Board Attorney stated that a resolution would be circulated.

Mayor Schooler-yes
Mr. Alevrontas-yes
Chairman Keane-yes
Mrs. Fox-yes

Mr. Rifkind-abstain
Mr. Parlamis-yes
Mr. Verp-yes
Mrs. Paster-yes

Carried

Mr. Schepisi thanked the board.

Mr. Alevrontas moved to Adjourn, second Ms. Hayden. All in favor. Chairman Keane confirmed that there will be a meeting next Month: February 3rd at 7:30 pm.

Respectfully submitted,



Susan Crosman
Planning Board Secretary

