

PLANNING BOARD

MINUTES

REGULAR MEETING

April 7, 2021 7:30 pm

Chairman Keane opened the meeting at 7:30 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 27, 2021. 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
Mrs. Fox-present
Mr. Rifkind-present
Mr. Tabacchi-absent

Mrs. Paster-present
Ms. Hayden-present
Mr. Parlamis-present at 7:35 pm
Mr. Verp-present
Chairman Keane-present

Salute to the Flag

Hearing: Frick 3 Condos/Duane – Brenner Chairman Keane explained that the DEP required certain amendments. Mr. Schepisi came forward and explained certain minor modifications that are being made to the approved plans due to the comments from the DEP. The patios are being moved, Rec Center and number of units in buildings are being changed and moved west due to their proximity to sensitive areas. Some buildings are having one unit added. That is the extent of the changes. Mr. Hubschman, Mr. Meumann and Mr. Zampolin were previously accepted and sworn in. A-1 A is the revised site plan (March 8, 2021). A-1 B is the colorized version of page 3. Mr. Hubschman walked the board through the changes. The amount of impervious coverage is thus reduced. The garages will not be allowed to be converted to living space. The pool has increased to 18 x 50 feet. The sign of previous concern with the sign will be addressed; it will conform. The name will now be The Woodlands at Demarest. New sign detail will be submitted. The DEP regulation changed after the original approval. The sewer extension permit is with the BCUA. It will then go to the DEP. The snow plan has been worked out. Shrubs destroyed by snow removal will be replaced. Nicholas Dickerson from Colliers reviewed comments from a Colliers letter. All items were addressed. Mr. Meumann came forward and discussed exhibit A-3 (site plan with changes showing minimum landscaping to be

done). Ms. Hayden asked about snow removal. Snow piles will be in the common areas such as the Rec Center. Chairman Keane asked about any salting restrictions. There are none. Mr. Rifkind asked about salting and its detrimental effects. The salted water will go into holding tanks. Mr. Hubschman will look into salt removal from the water supply. Colliers representatives also asked for clarification on snow removal. Mr. Zampolin came forward to describe changes made. The egress wells have been relocated to allow for appropriate egress, thanks to the planner's comment. Prototype E for building A was described. In the Rec Center, the collapsible doors are now large windows. Mr. Rifkind asked whether sanitary facilities and utility connections are in the basements. Mr. Zampolin said that would be a consideration. Mr. Rifkind asked whether renting out basement units would be allowed. The feeling was that this is not allowed. Sump pumps will be looked into if necessary.

Mayor Schooler moved to open the meeting to the public, second Mr. Verp. All in favor. Carried.

Mrs. Tweel (Country Club Way) asked why she hadn't received notice. Mr. Schepisi explained that people within 200 feet received notice. She asked where the development is. Mr. Schepisi explained that this part is in Demarest and that there is an application for flats in Alpine. She asked for price points. They are expected to be between 1.6 and 2.2 million.

Steven Taub (Brenner Place) stated that he had a hard time hearing and wondered if there was a discussion about increased traffic on Brenner and Duane. Chairman Keane explained that it was discussed at length at the first hearing. The conclusion was that the effect would be minimal. There are no plans to add lights. Mr. Taub asked for clarification on the purpose of this specific hearing, which Chairman Keane gave.

Mr. Verp moved to close to the public, second Mayor Schooler. All in favor. Carried.

Mr. Schepisi stated that the size of the swimming pool could possibly become smaller and asked that the exact size not be stipulated in the agreement.

Mrs. Paster moved to approve the modifications to the site plan, second Mayor Schooler.

Mayor Schooler-yes	Mrs. Paster-yes
Mr. Alevrontas-yes	Ms. Hayden-yes
Mrs. Fox-yes	Mr. Parlamis-yes
Mr. Rifkind-yes	Mr. Verp-yes
Chairman Keane-yes	

Meeting adjourned at 8:45 pm.

Respectfully submitted,


Susan Crosman
Planning Board Secretary