

PLANNING BOARD

MINUTES

REGULAR MEETING

July 7, 2021, 7:30 pm

Chairman Keane opened the meeting at 7:35 pm with the following announcement: 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.

Roll Call

Mayor Schooler-present	Mr. Rifkind-present
Mr. Alevrontas-present	Mrs. Paster-present
Mrs. Fox-present	Ms. Hayden-present
Mr. Tabacchi-present	Mr. Parlamis-present at 7:40 pm
Mr. Verp-present	Mr. Fulin-absent
Chairman Keane-present	

Also present: Planning Board Secretary, Planning Board Attorney Andrew Fede

Salute to the Flag

Mayor Schooler moved to approve the minutes of November 12, 2020, second Mr. Tabacchi. All in favor. Carried.

Mayor Schooler moved to approve the minutes of December 2, 2020, second Mr. Tabacchi. All in favor. Carried.

Mayor Schooler moved to approve the minutes of January 6, 2021, second Mr. Tabacchi. All in favor. Carried.

Mayor Schooler moved to approve the minutes of February 3, 2021, second Mrs. Paster. All in favor. Mr. Tabacchi abstain. Carried

Mayor Schooler moved to approve the minutes of March 3, 2021, second Mr. Alevrontas. All in favor. Mr. Tabacchi abstain. Carried.

The Planning Board Secretary explained that the limiting schedule incorporates the ordinances through the beginning of 2021. Discussion. Mrs. Fox moved to approve the Limiting Schedule, second Mr. Tabacchi.

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

Carried.

NEW BUSINESS:

An un-numbered ordinance regarding revisions to the Downtown Redevelopment Plan dated 6/23/21 was discussed by the Board. Mrs. Fox explained the minor adjustment to the original plan. Mayor Schooler moved to adopt the plan, second Mrs. Fox.

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

Carried.

Chairman Keane recommended creating a committee for communication. The committee will be Mr. Verp and Mr. Rifkind. Chairman Keane stated that he would like to utilize the large screen in the Council Chambers. Mr. Verp volunteered to work this out with the Planning Board Secretary.

Discussion regarding the update to the Master Plan. Darlene Green (Borough Planner) wrote two memos dated April 29, 2021 (attached). The first memo was entitled Review of Ch. 175: Zoning. The second memo was Goals to Guide Master Plan.

The first memo contained recommendations for the Land Use Regulation review and new technologies. The Board accepted all of the recommendations in Part I except for suggestions regarding landscaping, regulation of trash & recycling enclosures & loading areas which the Board will seek more information about from the planner. The Board also sought additional information regarding permitted accessory uses (it would be good to have a list of permitted accessory items, such as those mentioned in the new ordinance concerning the 25% maximum house coverage and 30% maximum overall coverage), and professional and business practices in Residential Districts A – D. Other items of note in the first memo include: 1) References to Limiting Schedule Conditional use shall be eliminated as it does not exist; 2) The Board is seeking more clarification from the Planner

in the following Definitions Section 175-27: a) height of buildings, b) need to define certain business uses in CB-1 district, c) need to define parks and open spaces, d) need to define professional or business practice, e) need to define retail business, f) enhancement of sign ordinances. As to Part II: New Technologies, the Board sought suggestions from the Planner on items outlined in the memo. The Board agreed that Cannabis sales or production are not permitted and no short-term residential leasing should be permitted. Mrs. Fox, as the member of the Town Council in charge of Zoning Ordinances, agreed to discuss all of the above with Darlene Green. The second memo: Goals to Guide the Master Plan (attached) was discussed by the Board and the recommendations set forth in Section III were accepted. The attorney explained that the Planning Board will approve the Master Plan Reexamination once the suggested changes are made and the Planner meets with the Planning Board. Then it will go to the Mayor and Council for a public hearing. The attorney and Planning Board Secretary will discuss the notice requirements.

Mayor Schooler moved for Adjournment, second Mr. Tabacchi. All in favor. Meeting adjourned at 9:02 pm.

Respectfully submitted,



Susan Crosman
Planning Board Secretary

