

PLANNING BOARD

MINUTES

SPECIAL MEETING

April 18, 2022 7:30 PM

Chairwoman Hayden opened the meeting at 7:31 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 of this Board. Such notice of this meeting 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 April 4, 2022.

Roll Call

Mayor Iannuzzi-present
Mrs. Fox-present
Howard Rifkind-present
Mrs. Paster-present
Chairperson Hayden-present
Mr. Parlamis-absent

Mr. Alevrontas-absent
Mayor Schooler-present
Chairman Keane-present
Mr. Verp-present
Mr. Tabacchi-absent

Also present: Darlene Green, Borough Planner; Douglas Bern, Board Attorney.

Salute to the Flag

Master Plan re-examination discussion Ms. Green gave an update on the current status. She stated that she hoped final changes could be made at the current meeting and then input and a hearing for the Planning Board scheduled. She suggested that after these changes are approved the changes can officially be made part of the Master Plan and then a hearing held for the amendment. She gave an overview with highlights. The housing plan is the only part of the Master Plan that is required to be shared with the Mayor and Council. The Planning Board is the only entity that can adopt the Master Plan. The last re-examination was in 2010. The law changed from requiring a re-examination every 6 years to every 10 years. Discussion. Chapter 2 is the first mandatory part for re-examination. The objective listed in the 2010 document relating to impervious coverage has been addressed by an ordinance. Chapter 4: what happened at local, state, and county levels that affects how we plan. The planner outlined tables that are included in the re-examination. Discussion of the fact that there is one apartment parcel (with 5 units) in the Borough. Board members felt that "value" should be changed to "assessed value" in various tables. The Planner discussed state changes over the last 10 years. Mr. Rifkind asked about electric vehicle charging station laws. The state is now mandating EV charging stations for certain size non-residential or multiple residence building projects. County and municipal changes were also reviewed. Action items are addressed by OEM personnel. The Stormwater changes have been approved by the County. Chapter 5 is

where the next 10 years are looked at. The Planner made suggestions for changes/additions/deletions to the goals and objectives listed in the previous master plan. Discussion of the Borough's Zone Plan of the Master Plan. The Board's largest concerns seems to be lot size and density. The Board Chair felt that the language could be tightened a bit but that the current goals covered the situation pretty well and voiced concerns about having language that was overly restrictive. Discussion. The Planner will make adjustments for the next draft. Adding a variety of parks and open spaces has been added as a goal. Mrs. Fox asked if tree issues should be added to the parks and open space area. The Planner will add a goal about being sensitive to natural resources including trees. A copy of the tree ordinance will be sent to the Planner. Traffic flow is an issue to be looked at. Discussion of looking at various goals through the lenses of requirements and regulations and resident wishes. Possibility of surveying townspeople. Land Use section: The Planner described this as a to do list for the Zoning Code. Additional uses to the business section were recommended, as well as specific guidelines for lighting. The redevelopment plan takes care of a buffer issue; the Planner suggested clarifying it in the Master Plan. The Planner suggested creating ordinances for several articles at a time after the Master Plan examination is complete. Some definitions need to be added. Solar panels need to be added as an accessory. Mrs. Fox reported that ordinances relating to short-term rentals and vacant storefronts will be coming to the Mayor and Council. The public electrical vehicle infrastructure chapter is a new requirement and is the last chapter. Chair Hayden discussed her conversation with the Environmental Commission about charging stations. The Planning Board did not have any recommendations for new locations. Note: residents are allowed to put charging stations in their yards. Discussion of other regulations.

The Planner will make the minor revisions, send the document to the Planning Board secretary to circulate to the Board. If the document is deemed acceptable a hearing can be scheduled. The Planner anticipated that it would take her a week to update the re-examination and then will look at the expense of actually updating the Master Plan.

A question arose about water issues. Discussion.

The Chair opened the meeting to the public. There were no comments.

Adjournment Mr. Keane moved to adjourn, second Mrs. Fox. All in favor. Meeting adjourned at 9:11 pm.

Respectfully submitted,

Susan Crosman
Planning Board Secretary