

**AMENDED
PLANNING BOARD**

MINUTES

REGULAR MEETING

May 4, 2022 7:30 PM

Chair Hayden opened the meeting at 7:30 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 December 8, 2021.

Roll Call

Mr. Alevrontas-present

Mrs. Fox-absent

Mr. Keane-present

Mayor Iannuzzi-absent

Mrs. Paster-present

Chairperson Hayden-present

Mr. Rifkind-present

Mr. Parlamis-absent

Mayor Schooler-present

Mr. Tabacchi-present

Mr. Verp-present

Salute to the Flag

Master Plan Reexamination

Mr. Verp asked if it has been shared with the Zoning Board. Ms. Hayden stated that it is not typically shared with the Zoning Board.

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

Steve Galli (44 Meadow Street) confirmed that 48 Meadow will not be heard tonight. Chair Hayden stated that it will be on the June agenda and that he will receive a notice. If there is no notification there will not be a meeting. He stated that he was not notified for the first meeting.

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

General Discussion

Changes discussed

Page 24 residential, #4.

Page 5, section 1

Page 10

Page 17—Ms. Hayden asked about identifying the Parish of St. Joseph's properly

Page 21 new limiting schedule

Page 24 new ordinance

Page 27 permitted uses; Ms. Hayden asked whether drive-thru restaurants are permitted; she will ask the planner to make sure they are not.

Page 31 annual reports from the Zoning Board

Pages 25 and 26 Mrs. Fox requested environmental goals: emphasize the need to focus on repairing to prevent damage from flooding and to repair banks. Discussion. Ms. Hayden asked who oversees/enforces the goals of the Master Plan. The attorney explained that the Mayor and Council and Planning Board do.

Ms. Hayden recommended changing the limiting schedule for the side yard setback in residential Zone D from 10 feet to 15 feet. She asked everyone to think about it. Discussion of whether it would be a hardship. Ms. Hayden will reach out to the planner.

In reference to emergency meetings via zoom or other electronic means, the Secretary explained the notice requirements of this and the possibilities of keeping the public on mute until opening to the public.

Regarding emails, "Reply All" is best not to do because it can be seen as a meeting. The attorney explained that applications should not be discussed in private emails or private conversations and that emails can be subpoenaed. He recommended that board members who visit sites disclose that they do so.

New business:

48 Meadow St., Public Hearing – carried to 6/1/22

Mayor Schooler moved to approve the minutes of March 2, 2022, second Mr. Keane.

Mr. Alevrontas-yes

Mr. Rifkind-yes

Mr. Keane-yes

Mayor Schooler-yes

Mr. Tabacchi-yes

Mr. Verp-yes

Mrs. Paster-yes

Chairperson Hayden-yes

Carried.

Mayor Schooler moved to approve the minutes of April 18, 2022, second Ms. Paster.

Mr. Rifkind-yes
Mr. Keane-yes
Mr. Tabacchi-yes
Mrs. Paster-yes

Chairperson Hayden-yes
Mayor Schooler-yes
Mr. Verp-yes

Carried.

Chairperson Hayden reminded people that they can listen to tapes and be certified to vote on future items if they are absent for a meeting.

Mayor Schooler moved to adjourn, second Mr. Keane. All in favor. Meeting adjourned at 8:17 pm.

Respectfully submitted,

Susan Crosman
Planning Board Secretary