

**REGULAR MEETING
Mayor and Council
Borough of Harrington Park, New Jersey
October 15, 2018**

(PAH) Call Meeting to Order

Time: 7:00pm

Mayor's Announcement:

In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. Schedule has been posted on the Borough Website. Copies have been emailed to the BERGEN RECORD, SUBURBANITE and THE NORTHERN VALLEY PRESS. A copy has been filed with the Borough Clerk, and copies have been provided to individuals requesting the same.

(ALB) Roll Call:

	PRESENT	ABSENT
NAPOLITANO(AN)	x	
EVANELLA (GE)	x	
WALKER (DW)	x	
FITZGERALD (LF)		x
PEDERSEN (JP)	x	
CHUNG (JC)	x	

Also present:

**Ms. Ann H. Bistriz, Borough Clerk (ALB)
Mr. Kunjesh Trivedi, CFO CTC (KJT)
Mr. John R. Dineen, Borough Attorney (JRD)**

(PAH) Flag Salute

(PAH) Suspend the Regular Order of Business

Motion GE

Second JP

AIF

(PAH) Open the Meeting to the Public

Motion GE

Second JP

AIF

(PAH) Introduced Richard Preiss, Harrington Park's Planner who has worked with legal Counsel for the Planning Board (Ms. J. Knarich) and Mr. Dineen.

Also introduced were Mr. Thomas Toronto-Bergen County United Way and Mr. Joseph Michlovitch from Allegro Developers. They represent the projects on Schraalenburgh Road and Old Hook Road, respectively.

JRD explained that Ordinance #727 shall be introduced tonight and Addendum F shall be tabled at this time.

Plans were handed out for the project for BCUW and it addresses the adoption of the Borough's Fair Share Housing Plan. The ordinance allows zoning for the location. The four page plans provides two scenarios if/when the ordinance is adopted and what can be developed.

Mr. Preiss explained, that this project enables the Borough to comply with housing requirements with the help of Allegro and the Bergen County United Way. The wording the upcoming agreement needs to be tweaked and hopefully will be ready in the near future. Once the ordinance is introduced on first reading, it shall be forwarded to the Planning Board for their rescheduled meeting on October 30, 2018. After they review and comment, the Borough can hold its second reading and public hearing at the November 19, 2018 meeting. At that time the Council is hopeful to have the settlement agreement ready for signatures.

The Ordinance will take care of prospective needs to provide affordable housing through 2025.

The plans submitted include two alternatives for the development of Schraalenburgh Road, including the property at 100 as well as 106. The site would include a group home of 4 bedrooms as well as 3 Affordable Units. The adjacent property will include 9 townhouses which will be market rate units and will operate independently. The group home will be run by Bergen County United Way-both developments will share parking. Floor plans and elevations were reviewed by Council.

Mr. Preiss added that the Borough has done everything it could to make this project possible.

Allegro will provide \$900,000 to BCUW to fund part of the project. Discussion followed regarding the agreement between BCUA and Allegro if there is a problem with construction of the development and that it cannot be constructed within a certain amount of time.

Additional plan in package depicts plan with only affordable housing units which are rental components of which Allegro would be obligated to purchase property and build these units-this would be on the gas station property, and the boarding house next door would not be included.

PAH clarified with Mr. Preiss that the settlement agreement was put together with a subcommittee that included, himself, Mr. Priess, Chair Capazzi, Mr. Baragato, Neglia Engineering, Ms. Knarich.

Addendum H-Ordinance #727

Motion AN

Second JP

No further discussion

AIF

Addendum I
Resolution for Planning Board review for Ordinance #727
Motion AN
Second GE
No Discussion
Roll Call Vote-AIF

PAH/ JRD-All were thanked for attending this evenings meeting regarding the Allegro/BCUW projects

(PAH) Meeting Closed to the Public

Motion GE
Second JP
AIF

(PAH) Return to the Regular Order of Business

Motion GE
Second JP
AIF

(PAH) Approval of Minutes

September 17, 2018
Motion
Second
Discussion
Vote

(PAH) Consent Agenda-Resolutions-

All matters listed under this section are considered to be routine by the Borough Council and will be enacted by one motion as listed below. There will not be separate discussion of these items. Should discussion be desired, that item will be removed from the Consent Agenda and will be considered separately under New or Old Business on the Agenda.

Consent Approval (A -G)

(A) Raffle #263-Harrington Park Home and School Association

(B) Walk for Awareness of Human Trafficking-CCHP

(C) Coffee and Cars-Lions Club

(D) Resolution Providing Refund of Escrow-Puccarelli

(E) Resolution Providing Refund of Escrow-Scire

~~(F) Resolution Borough Of Harrington Park~~

~~Authorizing Signature of Agreement between Allegro Development Co. LLC and BCUW/Madeline Housing Partners, LLC~~

(G) Payment of Claims

JRD_Item F was removed from the Consent Agenda.

Motion JC

Second JP
Discussion None
Roll Call AIF

(PAH) Consent Correspondence “AA”
Motion GE
Second JP
Vote AIF

Individual Committee Reports

(PAH) Mayor Hoelscher
Naming of New Street (20 Pascack Development)
Motion

Motion was made by Councilwoman Chung, Second by Councilman Napolitano, recommending to the Planning Board, that the street for the development at 20 Pascack Road be named “Potter’s Grove Lane,” in memory of the property owner Martin Potter and his wife Regina, and recognizing the family members that still live in our Borough.

Motion AN
Second JC
No Discussion
AIF

(AN) Planning Bd., Bd. of Adjustment, Construction, Fire, Ambulance
Ambulance: 15 calls (13 in Harrington Park)
Fire Department: 17 calls, 2 drills, 1 company meeting, 1 officer’s meeting
Attendance at State convention, Fire School Graduates-5
Building Department: \$9326 Permits

(GE) Police, Municipal Court, Personnel
450 Calls, 133 Traffic Details, 2 Collisions
DUI-o YTD-5
4066 miles driven for the month
35 Summonses (21 Getto YTD 546 (Getto 170)
O/E YTD \$45,200
1 pending IA, 1 IA (Non sustained) 2 IA Sustained

(DW) DPW, Building & Grounds, Sanitation/Recycling
AUG: Helped County with stump removal along Harriot Avenue
Moved bleachers at parks to remove debris and weeds
8/7 National Night Out Set up and clean up
8/22 EJIF Inspection-99 out of 100 points received
Litter detail continues
Recycling: 16Tons Newspaper, 11,000 lbs. white metal
Curbside pick-up-42.65 tons, Recycling Center 12.96 tons
SEPT: Set up for Town Day

Cleared basis for flooding
Pothole repairs throughout town
12,000 lbs. cardboard, 32,000 lbs. plastic
Curbside tonnage report has not been received as of this report.

(LF) Board of Health, Environmental Commission

(JP) Finance, Admin. & Exec., Grants

Fire Department has made a large purchase of \$11,000 without requesting a purchase order or approval from CFO
Basement clean-up is under way to remove mold – partially covered by JIF
Some documents will have to be shredded due to flooding
Dental Policy for 2018-19 has gone up 2%
Specifications for new DPW truck have been received
Dimas Court discussions are under way for utility work and how much O/R will contribute towards paving.
Added assessments have gone out
Kline Street Paving is complete

(JC) Recreation, Liaison Board of Education, Communication/Social Media

Compiling bid specs for field maintenance
Ragamuffin Parade-Oct 27th at 10am
BOE-Eric Fishbein has resigned-Thank you for all your dedicated service
Oct. 5 LF and JC attended 3rd Grade Government Day.-Most important question from students was if the Mayor does not agree with something-can he use his veto power to overturn.

(ALB) Borough Clerk/Admin.

November 19th meeting only, unless it is necessary to have an additional meeting.
Community Development Projects

Handicapped Accessible Bathroom-Borough Hall

Continuation of Borough Hall Sidewalk Project

ALB explained that she was informed by Angela Drake, Dept. Director of Community Development for Bergen County that the Borough can submit for up to two projects. It was her opinion that Harrington Park has a very positive chance of being granted funds for the bathrooms as well as the continuation of the sidewalks. KJT added that if we apply for something for the seniors the Borough would only receive about \$3500. These projects are approx. \$60,000 each. Council would want to consider budgeting a little more for seniors in 2019. The CD grants are full grants that include engineer and managing costs.

Pergola Location at Borough Hall-Beautification Committee

DPW will be able to store the pergola kit in their building, and may also be able to construct it at the location by the Borough Hall.

Borough Hall Landscaping-Eagle Scout Project

Scouts will be remediating the plants that they removed by mistake and will be cleaning up the area and finish most of the project by the end of the week.

Air-B-N-B

JRD stated that this is a problem and should be referred to the Building Department.

Old Business

New Business

Congratulations to JP on the birth of his baby granddaughter in September.

(ALB) Placement of Political Signs in the Municipality

JRD explained that the larger signs are allowed by the State since they felt that the smaller one were difficult to read. As long as they are on private property it is allowed.

Ordinances (approved during suspended session)

(AN) Introduction- Ordinance #727 Zoning for 100 and 106 Schraalenburgh Road Addendum H

(AN) Resolution-Addendum I (approved during suspended session)

ZONING ORDINANCE WITH DETAILS FOR DEVELOPMENT OF 100-106 SCHRAALENBURGH RD.

(PAH) Mayor's Report

- **Eagle project for the landscaping for the Parking Lot side of the Borough Hall is almost complete.**
- **A section of the parking lot was paved as part of the NJDOT project for Kline Street**
- **Thank you to ALB for working with the design of the new sidewalks at Borough Hall. The project was a collaboration of the Beautification Committee, the CFO and Mr. Ardito, chair of the Environmental Commission.**
- **Thank you to Mr. Ardito for procuring the Red Bud trees from River Edge for no cost, and the Birch trees at a discounted price from a nursery in Paramus. Planting was provided at no cost.**
- **Do not forget to stop by the Farmers Market which will be held through the end of this month.**
- **Ragamuffin Parade-October 27th-Thank you JC for her help with this event.**
- **Attended the Firemen's' Parade in Old Tappan-always an honor to watch our Department participate.**

ALB read into the record a heartfelt letter from Mr. Martin Potter who grew up on the soon to be developed 20 Pascack Road. He requested the new road to be named Potter's Grove Lane which pays homage to his family that resided there as well as his family that still lives in the Borough.

Motion in favor to recommend the road name to the Planning Board was made by JP, second by JC

Discussion from GE regarding the possibility of naming a future street after a fallen veteran. His suggestion was to consider a WWII Veteran –Kenneth Fergusson who was lost in his 22nd combat mission, a week before his 21st birthday.

With no further discussion, roll call vote-AIF

JRD clarified the confusion around the Allegro presentation earlier in the meeting. There was quite a bit of confusion regarding the agreement between the parties involved. JRD wanted to ensure that the Borough moved forward with everything that they were required to perform. The contract wording will be tweaked accordingly to ensure all are comfortable to move forward with this project, hopefully by the November meeting.

Mr. Priess was well prepared with housing options. PAH thanked JRD for helping steer this project forward.

(PAH) Meeting Open to the Public

Motion GE

Second JP

Vote AIF

(PAH) Meeting Closed to the Public

Motion GE

Second JP

Vote AIF

(PAH) Motion for Closed Session GE Time: 8:08PM

Second AN

Vote AIF

RESOLUTION

WHEREAS, N.J.S.A. 10:4-12 permits a public body to conduct business in Closed Session during a public meeting; and

WHEREAS, the Mayor and Council deem it necessary to discuss certain matters in Closed Session as permitted by the aforesaid statute.

- 1) Contract Negotiations-Police
- 2) Litigation-Police

BE IT FURTHER RESOLVED that discussion of the aforementioned subjects may be made public at such time as disclosure of the discussion will not detrimentally affect the interest and Borough as to said discussion.

Return to Open Session 8:23PM

Adjournment-Time: 8:23PM

Motion: AN

Second: GE

Vote: AIF

Addendum A

Resolution 2018-139

Off Premises Raffle-HSA #263

BE IT RESOLVED by the Mayor and Council of the Borough of Harrington Park that the Off-Premises Application RA # 263 for Harrington Park Home and School Association, to be held on November 3, 2018 10:30 am 191 Harriot Avenue, Harrington Park be approved as submitted providing all rules and regulations of Legalized Games of Chance Control Commission are adhered to.

Addendum B

Resolution 2018-140

Walk for Awareness of Human Trafficking

Whereas, the Mayor and Council of the Borough of Harrington Park memorialize the previous email vote in the affirmative for a walk to raise awareness for human trafficking, which will take place on October 20, 2018 from the Community Church on Spring Street to St. Andrew's Church on Lynn Street, and back between 10am and 11am. Certificate of Insurance was received by the Borough Clerk. Police and DPW shall be notified.

Addendum C

RESOLUTION 2018-141

Lions Club Coffee and Cars

Therefore Be It Resolved that the Mayor and Council of the Borough of Harrington Park approve the request of the Harrington Park Lions Club to hold Coffee and Cars at Borough Municipal Parking Lot (8:30am-1pm) October 20, 2018. Parking spaces utilized shall be limited to those in the center of the lot and along Short Place. Designated spaces for first responders shall be kept accessible at all time. Certificate of Insurance will be submitted to the Municipal Clerk's Office. Rain date will be October 27, 2018 starting at Noon-5pm.

Be it Further Resolved that access to the Borough Hall bathrooms are allowed and after the event all garbage and recycling will be removed from the grounds and properly disposed.

Addendum D

RESOLUTION

2018-142

RESOLUTION PROVIDING FOR A REFUND OF ESCROW

WHEREAS, pursuant to the Borough's ordinances, the following list of homeowners established an escrow account to pay for the services rendered by said officers, and

WHEREAS, the following list of homeowners will not need said construction services in the near future and wish to close their escrow account

<u>Homeowner</u>	<u>Address</u>	<u>Amount</u>
J.PUCCIARELLI	47 HIGHLAND AVE	\$100.00

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Harrington Park that the Chief Financial Officer shall issue refunds in the total amount of \$100.00

BE IT FURTHER RESOLVED that refunds shall be returned to the applicants upon final adoption of the resolution and the CFO is authorized to issue refund checks in the amount set forth below.

J. PUCCIARELLI 47 HIGHLAND AVE, HARRINGTON PARK, NJ 07640

Addendum E
RESOLUTION
2018-143

RESOLUTION PROVIDING FOR A REFUND OF ESCROW

WHEREAS, pursuant to the Borough's ordinances, the following list of homeowners established an escrow account to pay for the services rendered by said officers, and

WHEREAS, the following list of homeowners will not need said construction services in the near future and wish to close their escrow account

<u>Homeowner</u>	<u>Address</u>	<u>Amount</u>
SCIRE	117 MARTIN DRIVE	\$484.55

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Harrington Park that the Chief Financial Officer shall issue refunds in the total amount of \$484.55

BE IT FURTHER RESOLVED that refunds shall be returned to the applicants upon final adoption of the resolution and the CFO is authorized to issue refund checks in the amount set forth below.

MIKE VIETRI CONSTRUCTION 41 WILKENS DRIVE,DUMONT, NJ 07828

**Addendum F
2018-144**

**~~RESOLUTION BOROUGH OF HARRINGTON PARK
AUTHORIZING SIGNATURE OF AGREEMENT BETWEEN ALLEGRO
DEVELOPMENT CO. LLC AND BC UW/ MADELINE HOUSING PARTNERS, LLC~~**

~~WHEREAS the Borough of Harrington Park has entered in to a comprehensive resolution of its COAH obligations as detailed in *In the Matter of the Application of the Borough of Harrington Park, County of Bergen*, Docket Number BER L 6299 15 as approved by the Hon. Menelaos W. Toskos, JSC on March 6, 2018;~~

~~WHEREAS the Borough is resolving its COAH obligations in conjunction with the development by Allegro Development Co., LLC of the site formerly occupied by United Water/Suez (Old Hook Road) and its inclusion of beds at the constructed facility in satisfaction of a portion of the Borough of Harrington Parks continuing obligations;~~

~~WHEREAS BC UW/Madeline Housing Partners, LLC is desirous of building a facility for handicapped residents on Schraalenburgh Road (site of a former gas station) in further satisfaction of the obligations of the Borough of Harrington Park pursuant to the court approval;~~

~~WHEREAS Allegro Development Co. LLC has entered an agreement with BC UW/Madeline Housing Partners, LLC ensuring that the development approved by court Order is complied with;~~

~~WHEREAS the Borough of Harrington Park has reviewed the proposed agreement, consents to the same and finds that it is in the best interest of the Borough of Harrington Park to be a signatory to the agreement to assure compliance with court Order;~~

~~NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Harrington Park hereby approve such agreement and further direct that the Mayor, Clerk or such other authorized person shall sign and execute such agreement and deliver the same to the appropriate parties.~~

**Addendum G
2018-145**

PAYMENT OF CLAIMS

WHEREAS, claims have been submitted to the Borough of Harrington Park in the following amounts under various funds of the town:

Current Appropriations (2017)	\$	
Current Appropriations (2018)	\$	173,876.08
General Capital Fund	\$	43,491.91
Animal Trust	\$	
Miscellaneous Trust	\$	7,190.63
Affordable Housing Trust	\$	
Open Space Trust Fund	\$	5,504.00
Grants	\$	3,707.17
Total	\$	233,769.79

WHEREAS, above claims have been listed and summarized in the attached Bills List Report,

and the corresponding vouchers have been reviewed and approved by the department head, Borough Council, and the chief financial officer; and

WHEREAS, the Chief Financial Officer has determined that the funds have been properly appropriated for such purposes and are available in the Borough of Harrington Park and that the claims specified on the schedule attached hereto, following examination and approval by the Council and Chief Financial Officer and Department Head be paid and checks issued accordingly; and

WHEREAS, claims have already been paid in the following amounts for the purpose specified below:

Payroll- Salaries/Wages	09/28/18	\$ 114,710.51
Payroll- Salaries/Wages	10/12/18	\$ 118,550.98
Payroll- Salaries/Wages		
Local School Aug-Sept		\$
Regional School Aug-Sept		\$ 1,081,866
Debt Services Principle (bond)		\$
Debt Services Interest		\$
Debt Service Loan/Interest (NJEIT)		\$
TOTAL		\$ 1,315,127.49

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Harrington Park that the claims totaling **\$1,548,897.28** be approved and ratified respectively.

Addendum H
Ordinance #727
Zoning for 100 and 106 Schraalenburgh Road

R-AH Residential Affordable Housing District¹

A. Alternative Development Options

Within the R-AH Residential Affordable Housing District development shall be governed by two (2) alternative sets of requirements: Option A, the mixed use inclusionary alternative, which is permitted on 100 and 106 Schraalenburgh Road (Block 1204, Lots 13 and 14) as set forth in § _____-B____; and Option B, the affordable family rental apartment alternative which is permitted on 106 Schraalenburgh only (Block 1204, Lot 13) as set forth in § _____-C____. The Site Planning and Building Design Guidelines set forth in § _____-D____ below shall apply to both alternative options.

B. Mixed Use Inclusionary Alternative

1. Uses permitted

(a) Townhouses

¹ Where the requirements for this district conflict with provisions elsewhere in the Harrington Park Code, the requirements as set forth herein shall apply.

- (b) Apartments
- (c) Group Homes/Supportive Living Units
- (d) Accessory uses which are customary and incidental but not limited to: passive open space and recreational facilities for residents and guests; off-street parking (in accordance with § 350-41 of the Borough Code and the Residential Site Improvement Standards of New Jersey); fences and walls (in accordance with § 350-42 of the Borough Code); landscaping (in accordance with § 350-20 of the Borough Code); and signs in accordance with Section _____ below.

2. Area yard and bulk requirements²

- (a) Minimum lot size: 25,000 square feet
- (b) Minimum lot width: 150 feet
- (c) Minimum setbacks³:
 - i. Building – front yard 12 feet
 - ii. Building – side yard 6 feet
 - iii. Building – rear yard 8 feet
 - iv. Parking or driveway to Schraalenburgh Road 12 feet
 - v. Parking or driveway to side yard 4 feet
 - vi. Patios to rear year 4 feet
- (d) Minimum distance between buildings on the lot: 40 feet
- (e) Minimum perimeter buffer width: 4 feet
- (f) Minimum open space: 15%
- (g) Maximum number, by type:
 - i. Market rate townhouses 9 units
 - ii. Affordable family apartments⁴ 3 units
 - iii. Number of group home/supportive Living units/beds 5 units/beds
- (h) Maximum building coverage: 50%
- (i) Maximum improved lot coverage: 85%
- (j) Maximum building height 3 stories/40 feet

3. Parking Requirements

- (a) Parking shall be provided per RSIS standards, but the minimum number of visitor spaces shall be 0.20 spaces per unit/bedroom and a minimum of two handicapped parking spaces shall be provided.
- (b) For the townhouses, at least one parking space shall be provided in an enclosed garage; a second space may be provided in the driveway in front of the garage, visitor parking may be provided in off-street spaces.

² For the purposes of zoning, under Option A the mixed use inclusionary alternative, 100 and 106 Schraalenburgh shall be considered as a single lot or parcel; however the lot may be subdivided for ownership or financing purposes upon site approval; the bulk requirements as set forth herein shall apply on the basis of a single, combined lot.

³ As per the definition of “yards” in § 350-2 of the Harrington Park Code, frontages on Schraalenburgh Road and Elm Street shall be considered front yards; the yard opposite the front yard on Schraalenburgh Road shall be considered a side yard; and the yard opposite to front yard on Elm street shall be considered a rear yard. Projections of roof eaves or other architectural elements (bay windows, cornices, planter boxes, etc.) of up to 18 inches into the required yard setback is permitted.

⁴ The family apartments shall have the following bedroom mix: one (1) one-bedroom unit; one (1) two-bedroom unit; and one (1) three bedroom unit.

- (c) For the apartments, spaces may be provided in enclosed garages, in the driveway in front of the garage and in off-street parking lots.
- (d) For the group home/supportive living units, a total of two off-street parking spaces shall be provided.

4. Signage

- (a) A maximum of one (1) double sided monument sign shall be permitted, no taller than six (6) feet, with a sign area no greater than twenty (20) square feet, a setback of a minimum of five (5) feet from the property line, and illuminated by external illumination only.

C. Affordable Family Rental Alternative

1. Uses permitted

- (a) Apartments
- (b) Accessory uses which are permitted are the same as those permitted in the Mixed Use Inclusionary Alternative. (See §_____.)

2. Area, yard and bulk requirements

- (a) Minimum lot size: 12,500 square feet
- (b) Minimum lot width: 75 feet
- (c) Minimum setbacks³:
 - i. Building to front yard property line 12 feet
 - ii. Building to side yard property line 40 feet
 - iii. Building to rear yard property line 12 feet
 - iv. Parking or driveway to side property line 5 feet
 - v. Parking or driveway to rear property line 3 feet
- (d) Minimum perimeter buffer width 3 feet
- (e) Minimum open space 35%
- (f) Maximum unit number, by type:
 - i. Affordable family rental apartments⁵: 9
- (g) Maximum building coverage 35%
- (h) Maximum improved lot coverage 65%
- (i) Maximum building height 3 stories/35 feet

3. Parking shall be provided per the RSIS requirements

4. Signage

- (a) A maximum of one (1) double sided monument sign shall be permitted, no taller than six (6) feet, with a sign area no greater than twenty (20) square feet, a setback of a minimum of five (5) feet from the property line, and illuminated by external illumination only.

D. Site Planning and Building Design Guidelines

1. Site Planning

(a) Access and Sidewalks

- i. One curb cut is permitted from Schraalenburgh Road and three curb cuts are permitted from Elm Street. Curb cuts shall be at least 60 feet from the outmost corner of the public right-of-way of the two streets.

⁵ The income mix shall be in accordance with the Uniform Housing Affordable Controls (UHAC) requirements.

- ii. Sidewalks of a minimum five (5) foot width shall be provided along at least one side of all entry drives providing access to entry doors or patios. Wherever possible, where surface parking is provided, the sidewalk shall be provided behind the parking spaces.

(b) Building Siting and Orientation

In order to relate the project to corner of Schraalenburgh Road and Elm Street, one building shall be located near the street corner; specifically, such that a portion or corner of the building is within 12 feet of the corner of the two streets. Said building shall provide one pedestrian entrance onto Schraalenburgh Road, and one onto Elm Street.

(c) Garages and Parking

- i. Garage doors may face directly onto Elm Street, but not onto Schraalenburgh Road. Garage doors may also face towards the interior of the property. Driveways shall not run between the front of a building and a public street (i.e., parallel and next to a public street).
- ii. The longer dimension of surface parking lots shall extend along interior side or rear lot lines. No more than 42 feet of parking lot shall adjoin a public street. Off-street parking spaces are prohibited in front of buildings, with the exception of driveways adjoining public streets; however, parking spaces in front of a garages may be permitted.

2. Building Design Guidelines

(a) Purpose

- i. The building design guidelines seek to encourage massing variations and façade articulation that create visually-interesting, pedestrian-scaled designs, avoiding excessive or haphazard features.
- ii. Particularly for wide building façades (such as on a series of townhouses), a harmonious repetition of bays with subtle variation in the rhythm of massing and details, is encouraged.
- iii. Substantial, dimensional detailing such as window trim, deep eaves, and variation in façade plane is important for creating shadow lines that foster visual depth and interest in the façade.

(b) Rooflines

- i. The primary roof mass of a building, as well as the rooflines of prominent cross-gabled bays, should have a roofline with a vertical: horizontal pitch close to 1:2 or steeper, if possible. Smaller roof masses may have shallower roof slopes.
- ii. Excess variation in style and proportions of gables is discouraged, as is use of too many gables. Instead, use of flat or shed roofs on some massing volumes such as bay windows and dormer windows could provide a sufficient variation.

(c) Façade Articulation

- i. Horizontal Articulation: Base, Middle, Top
 - 1) Buildings shall include additional detailing at the base and top. The base should be enhanced with a generous band or full-

height cladding of brick, stone, or similar masonry material, and should be visually heavier than upper materials.

- 2) Windows, doors, porches, and the like on the first floor should contribute to a higher degree of detailing than on middle and upper floors.
- 3) Rooflines should be detailed for visual interest and to create shadow lines, with overhangs at eaves and soffits, and wide fascia trim.
- 4) On three-story buildings, the top floor of the building should be highlighted by variations in the roofline, including but not limited to cross-gables, dormer windows, and bay windows.

ii. Vertical Articulation: Bays

Facades should be broken down so that they appear as a series of distinct bays. For townhouses, each unit will form its own bay. For all buildings, bays should be defined through two approaches, dimensional variation and texture/ pattern/ material variation:

- 1) **Dimensional variation** includes columns, pilasters, flat broad trim and changes in facade plane by means of setbacks, projections, and recessions. The distinguishing dimensional features should create shadow lines that help create a sense of depth in the facade.
- 2) **Textural, pattern, and/or material variation** includes patterns of window size and spacing, balconies, variation in surface material and pattern, and gutters or expansion joints. These variations shall be distinguished by texture, pattern, and/or material, not just color.

iii. Variation in design

- 1) On townhouse buildings, each townhouse unit should be designed as a variation on a theme, with more elements in common between all townhouses than not. For example, the same overall proportions of window glazing and the same cladding materials should be consistent across all units. Modest variation in rooflines, windowed bays, and gables may be used to distinguish each unit. Generally, no more than three different townhouse articulation variations should be used within one multi-unit building, in order to maintain coherence in the facade.
- 2) On buildings containing apartment/group homes/supportive living units, facades should be divided into a series of bays, each generally no more than 25 feet wide. Smaller, secondary bays that extend through all levels are encouraged to highlight building entries and internal shared stairways.

(d) Entries

- i. Entries should be emphasized through façade massing and fenestration.
- ii. Entries that are simply punched into the façade are prohibited; a framing element such as a porch, stoop, or portico should be used to create a sense of entry and highlight doors.
- iii. The framing elements around the entry should project at least three (3) feet from the adjoining façade plane.
- iv. For townhouse buildings, each unit's entry should have the same degree of design and emphasis within the facade.

- v. Entry doors should be paneled and include a row of lights or a large lite within the top.
 - vi. The shared, common entry doors within an apartment building should be further highlighted by means of side lights, particularly if the surrounding framing and massing do not highlight the door adequately within the façade.
- (e) Windows
- i. The pattern of windows within a façade should create a harmonious composition. Windows should align from one floor to the next.
 - ii. On multi-story buildings that are wider than tall, windows should be vertically-proportioned in order to help emphasize height and de-emphasize the width of the building. Smaller, vertically-proportioned windows may be clustered in two's or three's to create wider expanses of glazing.
 - iii. All windows should have generous trim on all four sides, with greater emphasis at sills and headers.
 - iv. Large areas of blank façade, lacking windows, are discouraged.
 - v. Use of multiple glass panes within the top sash of double-hung windows, such as 1x2 and 2x4 pane patterns, is attractive and helps screen views into interiors.
 - vi. Faux dormer windows (that do not open into a room) are discouraged.
- (f) Garages
- i. Where more than one garage door is provided within a façade, all garage doors should be framed and detailed in a similar manner; undue variation is discouraged.
 - ii. The plane of each garage door should be recessed at least six inches relative to the adjoining façade areas, in order to create shadow lines and de-emphasize the garage. Alternately, the entire garage volume (doors and surrounding framing) can be recessed relative to the adjoining or upper facades.
 - iii. Garage doors should not be flat or plain, but rather should be paneled or accented with decorative timbering. A row of small lights should be provided in the top area of the garage door. Double-wide garages that have singly-operated doors separated by a pier are encouraged.
 - iv. The framing of garage door openings should include generous visible headers that echo the structural framing and visually support the loads of the upper levels of the building over the garage opening.
- (g) Materials and Application
- i. Preferred façade materials are stone, brick, or simulated stone cladding; wood or fiber-cement lap or shingle siding, and stucco.
 - ii. Roofs may be asphalt-shingled, while standing-seam metal roofs are encouraged as an accent material over smaller massing elements such as bay and dormer windows, porches, and porticoes.
 - iii. Brackets below box and bay windows and eaves are encouraged.
 - iv. Stone, brick and other masonry-style cladding should not be used above the first floor of buildings except for sills on windows or similar detailing purposes and unless it is used consistently across the façade.
 - v. Masonry cladding should not be used across wide garage-door openings unless it will appear structurally-logical, supported by a deep header above the garage.

- vi. Materials applied to a façade should extend around corners or to a logical break in plane so as to not appear pasted-on.
- (h) Lighting
Façade lighting adjacent to entry doors and garage doors is encouraged. All lighting should be full-cutoff and dark sky-compliant.
- (i) Landscaping
Buffer plantings should be provided along all interior (side and rear) property lines to screen the property from adjoining neighbors. Along public street frontages, street trees should be planted where possible, at regular spacings. Landscaping shall also comply with the provisions of § 350-20 of the Borough Code.

**Addendum I
RESOLUTION
2018-146**

**ZONING ORDINANCE WITH DETAILS FOR DEVELOPMENT OF 100-106
SCHRAALENBURGH RD.**

WHEREAS the Borough of Harrington Park has entered in to a comprehensive resolution of its COAH obligations as detailed in *In the Matter of the Application of the Borough of Harrington Park, County of Bergen*, Docket Number BER-L-6299-15 as approved by the Hon. Menelaos W. Toskos, JSC on March 6, 2018;

WHEREAS the Borough as a result of such court approval has agreed to implement zoning for the development and construction of residential housing/handicapped housing on the premises referenced above;

WHEREAS BCUW/Madeline Housing Partners, LLC is desirous of building a facility for residents and handicapped residents on Schraalenburgh Road (site of a former gas station) in further satisfaction of the obligations of the Borough of Harrington Park pursuant to the court approval;

WHEREAS the Mayor and Council of the Borough of Harrington Park have reviewed such Ordinance on the first introduction and same finding it to be acceptable and to be in the best interest of the Borough of Harrington Park;

NOW THEREFORE BE IT Ordained that the Mayor and Council of the Borough of Harrington Park having reviewed the proposed zoning ordinance on introduction hereby direct the clerk to forward the same to the Borough of Harrington Park Planning Board for its consistency, comment and approval.

Motion

Second

Discussion

Roll Call Vote

**Electronic Vote the following day
HALLOWEEN CURFEW
2018-147**

WHEREAS, in the past few years the damage to private homes, autos and Borough property has decreased as a result of invoking the Halloween curfew, and

WHEREAS, the Borough Officials are desirous of continuing the curfew to insure protection to property owners and citizenry in general, and

WHEREAS, the young people should have adequate time to visit all the homes for the purpose of “Trick or Treat” in the afternoon and evening hours before 8:00 p.m. Wednesday, October 31st, 2018.

NOW, THEREFORE, by the authority granted under Title 40-87-31, I, Paul A. Hoelscher, Mayor of the Borough of Harrington Park, do proclaim that a 8:00 p.m. curfew will be in effect on the evenings of Tuesday, October 30th and Wednesday, October 31st, 2018.

AND PROCLAIM that all persons under the age of 18 shall be off the streets of the Borough from 8:00 p.m. till 6:00 a.m. of the following morning of each of these days.

AND FURTHER PROCLAIM that the fire siren will sound a single blast at 8 p.m. of each evening notifying all residents that the curfew is in effect.

Addendum AA

Correspondence

10/2/2018

2% increase in dues-NJLM

10/4/2018

Certification of the Table of Equalized Valuations

Update regarding CDBG from CAC Alternatives

10/11/2018

JIF Executive Meeting minutes

NJDOT 2019 Submission (Neglia)

10/12/2018

Public Notice Hearing for improvements and rate increases

