

Harrington Park
PLANNING BOARD
REGULAR MEETING MINUTES
Tuesday, May 8, 2018 @ 8:00PM

Chairman Capazzi called the meeting to order at 8:04pm.

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL

Roll Call	PRESENT	ABSENT
Chairman John CAPAZZI	X	
Vice-Chair Peter ARDITO	X	
Mayor Paul HOELSCHER	X	
Councilman Allan NAPOLITANO		X
Member Richard McLAUGHLIN	X	
Member Philip LEE	X	
Member Robert WALDRON	X	
Alt. #1 Jesse BARRAGATO	X	
Alt. #2 Denise VELA		X

Also Present:

Jennifer Knarich, Board Attorney
 Anthony Kurus, Borough Engineer
 Richard Preiss, Borough Planner
 Carolyn Lee, Land Use Secretary

MINUTES FOR APPROVAL

April 10, 2018

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI					X	
Vice-Chair Peter ARDITO			X			
Mayor Paul HOELSCHER		X	X			
Councilman Allan NAPOLITANO						X
Member Richard McLAUGHLIN					X	
Member Philip LEE			X			
Member Robert WALDRON					X	
Alt. #1 Jesse BARRAGATO	X		X			
Alt. #2 Denise VELA						X

INVOICES FOR APPROVAL - TBA

347 Parkside Road	Neglia Engineering – review soil removal plan (3/4/18-3/31/18)	\$ 75.00
52 Oak Street	Neglia Engineering – review soil removal plan (3/4/18-3/31/18)	\$ 435.38
3 Harriot Place	Neglia Engineering – review soil removal plan (3/4/18-3/31/18)	\$ 300.00
20 Pascack Avenue - Escrow	Neglia Engineering – review subdivision (3/4/18-3/31/18)	\$ 1,440.00
20 Pascack Avenue - Escrow	Phillips Preiss Grygiel LLC (Mar. 2018)	\$ 1,008.00
20 Pascack Avenue - Escrow	Price, Meese Shulman & D’Arminio, P.C. (Feb. 2018)	\$ 285.00
20 Pascack Avenue - Escrow	Phillips Preiss Grygiel LLC (Feb. 2018)	\$ 952.00
Allegro – Escrow	Price, Meese Shulman & D’Arminio, P.C. (Feb. 2018)	\$ 2,541.98
223 Lynn Street - Escrow	Price Meese (Feb. 2018)	\$ 286.50
	Banish (Jan. 2018)	\$ 2,000.00
COAH	Price Meese (Feb. 2018)	\$ 270.00
COAH	Phillips Preiss Grygiel (Feb. 2018)	\$ 4,221.00

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COAH	Phillips Preiss Grygiel (Mar. 2018)	\$ 2,414.00
General	Price Meese (Feb. 2018)	\$ 360.00

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
To approve the payment of invoices indicated in the agenda						
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO			X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO						X
Member Richard McLAUGHLIN	X		X			
Member Philip LEE			X			
Member Robert WALDRON		X	X			
Alt. #1 Jesse BARRAGATO			X			
Alt. #2 Denise VELA						X
TOTAL						\$16,588.86

HEARINGS

20 PASCACK AVENUE – MAJOR SUBDIVISION Preliminary Plan

Mr. Rob Mancinelli, a member of Meyerson Fox Mancinelli, 1 Paragon Dr., Montvale, NJ, is here on behalf of the applicant, Blue Hill Estates. The Applicant is seeking is to subdivide Block 1502 Lot 1 and Lot 1.01. The property owner, the Potter family, consents to the application. Lot 1 is a single-family dwelling and Lot 1.01 is vacant. The combined property is approximately 72,000 sf. The proposal is to subdivide into 4 new building lots with cul-de-sac roadway. The house in Lot 1 would be demolished and removed. There are 3 existing other non-conforming bulk variances that would be eliminated if the board would act favorably. Creating a new variance for minimum lot variance for lot 3.

Ms. Knarich swore in Sean McClellan, 101 West Street, Hillsdale, NJ. He graduated from NJIT 1997 and has been a professional engineer in New Jersey since 2004. He has appeared in Harrington Park before the Zoning Board and other Planning and Zoning Boards in Bergen County. The Board accepted Mr. McClellan’s qualifications. He confirmed that his license is still in good standing.

Mr. McClellan’s company prepared the plans dated Dec.18, 2017 and revised February 23, 2018. He is familiar with the Harrington Park Zoning and Subdivision Ordinances and Master Plan.

This is a residential neighborhood. Page 1 is the Key map. The zones are all R-2 that borders River Vale. Lot 1.01 is a smaller lot that is deficient in lot area and width. Lot 1 is conforming with side yard and set back. Mr. McClellan described the proposal as mentioned previously. Lot 3 would require a variance for the frontage.

Exhibit A-1 (2/23/18)

The proposal is to combine 2 lots and make a 4-lot subdivision. Zoning issue is with lot 3 where 80% is required, but the applicant is proposing 58%.

Exhibit A-2 (5/7/18)

This diagram requires no variances. The proposed is a better design because it is similar to lot shapes in Taylor Place. Block 1502 Lot 14 and 15 at the end of Taylor Place cul-de-sac frontage is 61%. The proposed lot is almost 59% and the applicant feels the variance would provide a nice shape lot.

Sheet 2 Drainage Plan– storm chamber (drain ground)

Each house will be serviced with a driveway from the cul-de-sac. Lot 1 is a corner lot. Drainage will use storm pit chamber, a plastic dome that will take away the water from the homes. There will be 2 easements which are west to east, north to south. There will be 759 ft of new pipe. Keep pipe closed to go to the street. The larger houses will be at the end of the cul-de-sac (Lot 3 & 4). Lot 4 is 14,129 sf. with a footprint of 25%. Lot 3 is 16,581 sf. 25%

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building coverage about 4,000 sf footprint. The smaller lots would be about 12,000sf lot with about 3,000 sf footprint.

Mr. Capazzi noted that the schedule indicates to see the architectural plans. There were not architectural plans provided to the Board. Will the Board have the opportunity to see the architectural plans?

Mr. Mancinelli said that this preliminary approval stage and do not have the architectural plans because the houses are custom designed and will not be submitting the plans at this time.

Mr. Ardito asked if all the houses are 4 bedrooms.

Mr. Mancinelli said that it would be difficult to answer at this time.

Ms. Knarich noted that the site plans indicates 4 bedrooms.

Sheet 3 - Trees

Along the cul-de-sac the applicant is proposing 2.5" caliper shade trees such as maple, dogwood or flowering tree. The property line is a mix of deciduous and evergreens. The applicant will try to avoid removing trees. There are a lot of trees removed. 83 trees will be provided on plan and more trees could be put along the lot lines. Until they have the architectural plans, they cannot determine where the extra trees will go.

Exhibit B-1 (4/10/18) Harrington Park Environmental Commission Letter to the Board

#1 Tree types may be mis- marked.

Mr. McClellan feels the plan is very accurate within a couple percentages of the trees that are out there.

#2 The applicant will work with HP Environmental Commission (EC) to save trees, but mentioned there are trees that need to be removed for the roadway. Members of the board felt like there is no effort to save the trees and can't see a reason to remove some of them. There are an excessive number of trees proposed to be removed. The Applicant would like to work with Harrington Park EC on the trees.

Ms. Knarich swore in Richard Preiss, Phillips, Preiss, Grygiel, Lehene, Hughes, 33-41 Newark Street, Hoboken, NJ.

Ordinance is clear with a site plan approval, but subdivision there is uncertainty of the location of building and driveway. Mr. Preiss suggested removing trees in the path of the roadway and deferring the decisions for other trees until individual plot plans are provided. When the plot plans are provided the applicant can identify which trees should be taken down and the landscape plan including trees along the boundary line could be identified. Mr. Mancinelli agreed Mr. Preiss' suggestion and agreed to make to this a condition.

#3 to be discussed in Engineering report.

#4 Pine trees 12-15ft tall. Applicant agreed to work with EC.

#5 trees were labeled as birch, but are cherry.

#6 Applicant will work with EC with the shade trees and may possibly provide additional landscaping in town.

Sheet 4 - Soil Erosion

Stabilizing access at the entrance of the roadway. Silt fence along the borders of the property to keep any silt that may come up. Inlet filters for proposed inlets and also for Pascack Avenue. Soil erosion standards required to have soil testing 20 ft off foundation. There will be tests to prevent land from being compacted.

Sheet 5

Roadway profile

Cross section of land

Driveway detail

Manhole

Storm pipe drainage – Water is stored and drained. Information is in drainage calculations.

Control chamber.

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NJDEP does accept jellyfish and the applicant will be switching to the storm filter with NJDEP approval. Freshwater wetlands concern is addressed on Sheet 2. NJDEP has given approval.

Exhibit A-3 Drainage Calculations

The area will be graded. Land is not marshy. If there was wetland, it seems to be dried up. There was discussion about water collecting in that area after heavy rain. The plants in the area are different.

Ms. Knarich swore in Anthony Kurus, Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ. To answer the question about when the isolated wetlands gets filled, what happens to the water. In the comment letter, pg.4., our recommendation to look into providing lawn swell and drains shall be provided along common property lines as necessary where the project will be changing or raising grade such as the south east corner of the property where the existing isolated wetlands will be filled in order to prevent ponding or standing water. It is an isolated wetland and they are permitted to fill it, but they still need to make sure they grade the site and provide a drainage measure to prevent the displaced water.

Exhibit A-4 DEP approval

Mr. Capazzi was concerned about water going to adjacent properties.

Mr. Kurus added that a house plan is specific for drainage.

Ms. Knarich reminded the board that this is a preliminary plan and the Applicant will need to come back for final

Mr. Ardito mentioned that the house plan may have a patio and more impervious coverage and additional runoff.

Mr. Mancinelli noted that they would be back for final approval those details will be reflected for impervious coverage.

Mr. Hoelscher noticed that Lot 10-12 on Taylor Place where the strip is Lot 11. It is about 10 ft wide that is owned by the Borough and may be used for access. Lot 8 is also a sliver.

Mr. Mancinelli asked if there were any questions with the follow-up of the Neglia Reports.

Mr. Waldron asked if they considered tying the road with River Vale instead of making it a cul-de-sac. Mr.

McCellan said that the tax map shows that design. Ms. Knarich noted that it would require River Vale's approval.

The best option would be to keep it in Harrington Park. Mr. Waldron noted that he prefers to have the roads tie together to make a nicer community. Mr. Mancinelli said that there were complaints or issues with the existing property owners in River Vale with the street connecting to Harrington Park. Mr. Hoelscher mentioned that it would require dual approvals and that the River Vale roads are narrow.

Exhibit B-2 Neglia Report (3/22/18)

Pg. 3 1ft strip of land proposed for lot 4 along the property boundary. This is to prevent any future connection to or tying in with River Vale. This prevents River Vale properties from becoming corner lots.

Mr. Kurus asked if the cul-de-sac would be turned over to the town. Mr. Mancinelli said that it is a dedicated road. #2 will be addressed when the house plans are completed.

#3 Asked the applicant to calculate the minimal frontage lot in feet and percentage for clarity in the final plans.

#4 the plan should label the proposed right of way width for the roadway. RSIS standards.

#5 No sidewalks are proposed. Is it needed or wanted?

#6 Asking for back up copy of the survey to be provided.

#7 New lot numbers need to be confirmed with the Borough Tax Assessor

#8 Final Plat will require certification in accordance with the map filing law.

#9 Borough paving section details.

#10 Driveway widths – house plan will determine

Ms. Knarich noted that many of these items will be addressed in the final plan. The applicant did not take any exception to this.

Street lighting – probably need some on the east side. Foot candles, photo metrics, cobra head lighting. Street lighting is required, but the lights should not be too bright. Mr. Kurus asked the applicant to provide lighting plans and comments.

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Applicant should maintain detention system. Mr. Kurus asked about a proposal. The filters would be the most costly maintenance. Mr. Mancinelli suggested a Home Owner Association could maintain the filters. Will this be a municipal roadway? Mr. Hoelscher noted that this would be under advisement. Is the filter maintained yearly? Monthly? Mr. Mancinelli said there would be a service maintenance. Mr. Hoelscher noted that the board would need to discuss with the professionals.

Pg.5 Drainage details that need to comply with

#15 had not been approved yet.

#18 pavement restoration for storm sewer maintenance will need to be complied with

#19 curb inlets, typical frames and grates to meet borough standards

#20-22 – drainage compliance items

#24 soil evaluation reports for percolation for seepage pits for the building plans

#25 storm water maintenance plan

#26 provide copies of the maintenance reports for storm water reports

#29 Fire Hydrant subject to the review of the Harrington Park Fire Department and Marshal. Tom Simpson provided comments. Mr. Barragato noted that they will work with the applicant before final approval.

#33 Recommended underground electric, cable and telephone if feasible. The applicant agreed with recommendation.

#34 Major soil movement will need to be fine-tuned for each lot.

#35-39 are typical comments for government approvals.

#37 Asks if there will be a developers agreement.

All items listed in the review were mentioned.

Exhibit B-3 Planner Review (3/22/18)

The application is fully conforming in bulk requirements in the zone except for the minimum width.

C-2 benefits outweigh detriments. Proposed plan with radial cul-de-sac is a better zoning alternative than the conforming plan. The applicant is meeting all bulk requirements, these lots sizes and shapes can be provided.

Preliminary Plan tree replacement plan and landscaping plans should be deferred to the final application or when each lot is planned.

Sidewalks depend on the community. There is no need for sidewalks on both sides of the street. Sidewalk could go along bulb of the cul-de-sac and on the westerly side along the property.

Low level lighting is recommended for security.

When the subdivision is approved, the applicant should provide a plot plan and landscaping plan for each lot. Floor plans are not required according to the municipal land use law. But the Board can decide.

Mayor Hoelscher asked if there was enough knowledge to ask Council for equipment needed. Mr. Kurus replied that they are familiar with what is needed.

Mr. Capazzi asked about questions from the Board – none.

Mr. McClellan #16 – replacing existing 12” pipe on Pasack 145 ft section and 77 ft section Bogerts Mill with a 15” pipe will help the area and not just the proposed lots.

Open to Public for questions

Motion: Mr. McLaughlin

Second: Mr. Ardito

All in favor said “Aye”

No questions from the public.

Close to Public

Motion: Mr. Lee

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Second: Mr. Ardito
 All in favor said “Aye”

Mr. Mancinelli asked to move for approval. Mr. Waldron wanted specific designs. Mr. Mancinelli said that there are no plans at this time because plans will be determined by the customer. Ms. Knarich noted that this is a preliminary application and the details would be provided later pending final approval.

Mr. Ardito asked if the applicant will come back with foot prints. Mr. Mancinelli indicated that they will build in the maximum area and not exceed the footprint.

Ms. Knarich swore in Walter Janovic, 51 Henry Road, Montvale, NJ. Blue Hill Estates has been in existence since 2000 and previously Janovic Construction and have built about 200 houses in Bergen County. He has worked on a 5 lot subdivision in River Vale on Abbe Court. The house materials are stone, hardy plank and blend with the area. They like to build high-end custom houses.

Mr. Preiss noted that the plan indicates 4 bedrooms. Would there be more than 4 bedrooms? Mr. Janovic said that the number of bedrooms would depend on the client. The houses are typically 2,600-2,700 sf with a maximum of 4,000 sf. There could be 3 bedrooms depending on the client request. Mr. Ardito would like to see more diversity. Mr. Janovic is open to having 3 bedrooms.

Open to Public for comments

Motion: Mr. McLaughlin
 Second: Mr. Ardito
 All in favor said “Aye”

No comments from the public.

Closed to Public

Motion: Mr. McLaughlin
 Second: Mr. Ardito
 All in favor said “Aye”

Conditions for preliminary approval:

- Sidewalks
- Lighting on the recommendation of the board planner and board engineer
- Drainage – Board Engineer
- Trees – applicant will work with Environmental Commission
- Maintenance of filter – discussion needed and determined by final
- Hydrant – applicant will work with the Fire Department

9:40PM

To approve the preliminary plan for 20 Pascack Avenue with conditions	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO						X
Member Richard McLAUGHLIN	X		X			
Member Philip LEE			X			
Member Robert WALDRON			X			
Alt. #1 Jesse BARRAGATO			X			
Alt. #2 Denise VELA						X

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RECOMMENDED ZONING CODE MODIFICATION

Ms. Knarich mentioned that this is a request from the building department, Joe Zavarino.

Mr. Preiss said many towns have regulations that control the width of the driveway at the street to avoid excessive driveways. People could have 3-4 cars and there is no overnight street parking permitted. Having some flexibility in accommodating the cars within their driveway in the front yard seems like a logical change. From the planning point of view, it is not a problem, and there are practical reasons for the change.

Mr. McLaughlin asked what would happen if there is an existing non-conforming driveway could they replace it with a non-conforming driveway. Mr. Preiss said that if the driveway location or configuration changed, then a variance would be required. If the footprint were the same, such as changing from asphalt to pavers, then no variance is needed.

Mr. Waldron asked what determines a 2-car garage. There is no definition of minimal width of a garage. There are also tandem garages.

Mr. Barragato said that 16ft is standard for a 2-car garage. Mr. Preiss said that it's the number of cars the garage can accommodate. 15ft is not wide enough for 2 cars, but 24ft will fit 2 cars. Mr. Ardito mentioned that there are garages in Harrington Park that have lifts that could have 2 levels of cars in a garage.

Mr. Barragato said that he had concerns of a 2-car width for the driveway may cover half of the front yard on the narrower lots. Mr. Waldron said that 12ft is an outdated size.

A poll was taken where all who were present that the zoning code should be modified. Most agreed that the modification would be a good change.

We will advise Mr. Zavarino that the Planning Board has discussed it and have Mayor and Council review, then bring it back to the Planning Board for review.

DISCUSSION

An Ordinance Amending Chapter 303 the Code of the Borough of Harrington Park titled "Subdivision and Site Plan Review," to Update the Provisions Requiring Performance and Maintenance Guarantee

Ms. Knarich described that amending Chapter 303 mirrors a state legislature Other towns are also complying and it would be effective immediately. This would be in place for projects such as Allegro where the applicant would be required to comply with the performance and maintenance guarantee. Ms. Knarich wanted the Planning Board aware that Council will act on this and will come back to the Planning Board. Mr. Preiss added that all towns are following the change.

Mr. Ardito asked if the engineers could calculate some costs for maintenance and have it part of a bond for the first 5-10 years. Mr. Preiss suggested 2 years after the last house is built. This way all the houses would be using the system and it would be up and running. This would be less than the cost of forming a Home Owners Association and it would be more complicated.

MEETING OPEN TO THE PUBLIC

Motion: Mr. McLaughlin

Second: Mr. Ardito

All in Favor said "Aye"

MEETING CLOSED TO THE PUBLIC

Motion: Mayor Hoelscher

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Second: Mr. Waldron
All in Favor said "Aye"

ADJOURN

Motion: Mayor Hoelscher
Second: Mr. Waldron
All in Favor said "Aye"

Meeting adjourned at 9:55PM

NEXT SCHEDULED PLANNING BOARD
REGULAR MEETING
Tuesday, June 12, 2018 at 8pm