

Harrington Park
PLANNING BOARD
REGULAR MEETING MINUTES
Tuesday, July 10, 2018 @ 8:00PM

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.

Chairman Capazzi called the meeting to order at 8:01pm.

ROLL CALL

Roll Call	PRESENT	ABSENT
Chairman John CAPAZZI (JC)	X	
Vice-Chair Peter ARDITO (PA)	X	
Mayor Paul HOELSCHER (PH)	X	
Councilman Allan NAPOLITANO (AN)	X	
Member Richard McLAUGHLIN (RM)	X (8:03)	
Member Philip LEE (PL)		X
Member Robert WALDRON (RW)	X	
Alt. #1 Jesse BARRAGATO (JB)	X	
Alt. #2 Denise VELA (DV)	X	

Also Present:

Jennifer Knarich, Board Attorney
 Carolyn Lee Land Use Secretary

MINUTES FOR APPROVAL

June 12, 2018. Mr. Capazzi asked if there was any discussion. No discussion.

Approval of June 12, 2018 minutes	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
Member Philip LEE						X
Member Robert WALDRON					X	
Alt. #1 Jesse BARRAGATO		X	X			
Alt. #2 Denise VELA			X			

INVOICES FOR APPROVAL

Allegro (Escrow)	Neglia Engineering (4/1/18-4/28/18)	\$ 1,275.00
Services rendered for various projects in Harrington Park	Neglia Engineering (April 2018)	\$ 1,000.00
20 Pascack Ave (Escrow)	Neglia Engineering (4/29/18-5/26/18)	\$ 333.44
Borough Hall sidewalk	Neglia Engineering (4/29/18 – 5/26/18)	\$ 240.00
Bluefield Ave – Riverside Cooperative (Blanket)	Neglia Engineering (4/29/18 – 5/26/18)	\$ 178.00
Hackensack & Kline (NJDOT funded)	Neglia Engineering (4/29/18 – 5/26/18)	\$ 9,950.00
Allegro (Escrow)	Neglia Engineering (4/29/18 – 5/26/18)	\$ 313.44
Services rendered for various projects in Harrington Park	Neglia Engineering (May 2018)	\$ 1,000.00
COAH	Price Meese (April 2018)	\$ 2,131.60
20 Pascack Ave (Escrow)	Price, Meese Shulman & D’Arminio, P.C. (April 2018)	\$ 113.00
Allegro (Escrow)	Price, Meese Shulman & D’Arminio, P.C. (April 2018)	\$ 464.80

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General 2018	Price, Meese Shulman & D'Arminio, P.C. (April 2018)	\$ 1,019.36
General 2018	Price, Meese Shulman & D'Arminio, P.C. (May 2018)	\$ 1,131.16
COAH	Price Meese (May 2018)	\$ 1,800.00
20 Pascack Ave (Escrow)	Phillips Preiss Grygiel Lehney Hughes LLC (April 2018)	\$ 49.50
Allegro	Phillips Preiss Grygiel Lehney Hughes LLC (April 2018)	\$ 165.00
Affordable Housing	Phillips Preiss Grygiel Lehney Hughes LLC (April 2018)	\$ 5,728.00
Affordable Housing	Phillips Preiss Grygiel Lehney Hughes LLC (May 2018)	\$ 998.50
North Jersey Media	May 2018	\$ 48.00
TOTAL		\$27,938.80

Mr. Capazzi asked if there was any discussion. No discussion. Mr. McLaughlin came to the meeting at 8:03pm.

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

RESOLUTIONS

1) Allegro Development – Application for Amended Final Site Plan

Ms. Knarich described the resolution. This is the second amended preliminary and Final Major Site Plan for Allegro. Approval resolution to various amendments to the previous approval to the Allegro company. The overview of the amendments on page 2:

- To permit larger “penthouse” units on the top floor for independent living;
- To permit the mix of assisted living, independent living and memory care units and other units to be changed, provided that the resulting changes to the mix of units does not change the approved Site Plan, including but not limited to regulations concerning building coverage, parking and affordable housing obligation;
- To permit the addition of carport parking spaces located within the east side parking lot; and
- To permit the marketing sales trailer to remain on the Property for a period of 16 months; and
- To permit revisions to the Port Cochere and pool enclosure.

Ms. Knarich reviewed the conditions:

- The Applicant agreed to carry over to the previous approval.
- The Applicant must comply with all the professional’s reports.
- The Applicant must comply with all requirements of the Fire Department before installing any fireplace units in the top-floor independent living units.
- The Applicant must comply with the previously approved photometrics plan when designing the lighting for the carport.
- The Applicant may make minor, but not substantial, changes to the building elevations presented to the Planning Board. That was reviewed in the testimony.
- Applicant will submit an application for soil movement as required by Borough Ordinance.
- Applicant agrees to revise any Deeds and/or Easements to be executed.
- The remaining conditions are the general conditions that are approved in resolutions.

Ms. Knarich received one comment from the applicant’s attorney that was changed. Ms. Knarich asked if there were any other comments.

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

2) Housing Element and Fair Share Plan dated April 27, 2018 prepared by Richard Preiss, of Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants

Ms. Knarich presented the resolution for the Housing Element and Fair Share Plan prepared by the Borough Planner. The plan was discussed in April and the Board identified changes and recommendations. On the June 12th, 2018 meeting the Planning Board held a public hearing on proper notice during which it adopted the Fair Share Plan and Housing Element. Ms. Knarich did not receive any comments on this resolution. Mr. Capazzi asked if there was any discussion. There were no comments.

Vote: Resolution for Housing Element and Fair Share Plan	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO	X		X			
Member Richard McLAUGHLIN			X			
Member Philip LEE						X
Member Robert WALDRON					recused	
Alt. #1 Jesse BARRAGATO			X			
Alt. #2 Denise VELA			X			

DISCUSSION

1) Pastore Application – Follow-up

After discussion with Mr. Zavarino and Mr. Kurus, they issued a June 29, 2018 as-built review for the landscape plan. The report states that the landscaping is not consistent with the plan presented. If they do not comply with what was presented, they would be required to come back before the Board. After discussion with Mr. Kurus and Mr. Preiss, the Pastores will hire a landscape architect to draw a landscape plan that will reflect existing plantings as had been discussed in testimony at the hearing. At that time, Mr. Kurus will address if they are in compliance. They have a temporary CO. The building was part of the plans. Mr. Waldron asked if the Borough would want to take doctor offices out of the zone? Ms. Knarich recommended that this be added to next month's agenda when Mr. Preiss is present.

MEETING OPEN TO THE PUBLIC

No public attended the meeting.

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MEETING CLOSED TO THE PUBLIC

ADJOURN

Motion: AN Second: RW
All in favor said "Aye". None opposed.
Meeting Adjourned at 8:12pm

NEXT SCHEDULED PLANNING BOARD
REGULAR MEETING
Tuesday, August 14, 2018 at 8pm