

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 8, 2019 @ 8:00PM

Chairman Capazzi called the meeting to order at 8:02PM.

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.

REORGANIZATION MEETING

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	
Member Robert WALDRON (RW)	X	
Alt. #1 Jesse BARRAGATO (JB)	X	
Alt. #2 Denise VELA (DV)	X	

Also Present:

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

ADMINISTRTRATION OF OATHS OF OFFICE

Jennifer Knarich swore in the members:
 Jesse Barragato – 4 year term
 Denise Vela – Alternate (#1)

ROLL CALL – Board Members 2019

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 Jesse BARRAGATO (JB)	X	
Member Richard McLAUGHLIN (RM)	X	
Member Robert WALDRON (RW)	X	
Alt. #1 Denise VELA (DV)	X	

Also Present:

Jennifer Knarich, Board Attorney
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BOARD NOMINATIONS

Chairperson – Mayor Hoelscher nominated Mr. John Capazzi as the chairperson. Mr. Capazzi asked if anyone would like a discussion. There was none.

To nominate John Capazzi as Chairman of the Planning Board	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI					X	
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON			X			
Alt. #1 Denise VELA			X			

Vice-Chairperson – Mr. McLaughlin nominated Mr. Ardito. There was no discussion.

To nominate Peter Ardito as Vice-Chair of the Planning Board	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO					X	
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN	X		X			
Member Robert WALDRON		X	X			
Alt. #1 Denise VELA			X			

Secretary

Deferred to next meeting.

ADMINISTRATION OF APPOINTMENTS (consent resolution approval)

Board Attorney – Gail Price - Price, Meese, Shulman & D'Arminio

Board Engineer – Neglia Engineering

Board Planner – Richard Preiss - Phillips Preiss Grygiel

Recording Secretary – Carolyn Lee

To consent approval of Administration of Appointments	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON			X			
Alt. #1 Denise VELA			X			

ADOPTION OF ANNUAL MEETING SCHEDULE

Mayor and Council Resolutions on January 5, 2019

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Planning Board Meetings are held the second Tuesday of the month at the Municipal Center at 8pm.

Jan. 8	Feb. 12	Mar. 12	Apr. 9
May 14	June 11	July 9	Aug. 13
Sept. 10	Oct.-TBA	Nov 12	Dec. 10

To approve adoption of Annual Meeting Schedule	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO			X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO	X		X			
Member Richard McLAUGHLIN		X	X			
Member Robert WALDRON			X			
Alt. #1 Denise VELA			X			

Reorganization meeting was closed.
 Motion: RM Second: PA
 All in favor said "Aye". None opposed.
 Reorganization meeting was adjourned 8:06 PM.

REGULAR MEETING

Chairman Capazzi called the meeting to order at 8:07PM.

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 (JC)	X	
Vice-Chair Peter ARDITO (PA)	X	
Mayor Paul HOELSCHER (PH)	X	
Councilman Allan NAPOLITANO (AN)	X	
Member Jesse BARRAGATO (JB)	X	
Member Richard McLAUGHLIN (RM)	X	
Member Robert WALDRON (RW)	X	
Alt. #1 Denise VELA (DV)	X	

Also Present:
 Jennifer Knarich, Board Attorney
 Anthony Kurus, Board Engineer
 Richard Preiss, Board Planner

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Carolyn Lee Land Use Secretary

MINUTES FOR APPROVAL

October 30, 2018

To approve October 30, 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		X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON			X			
Alt. #1 Denise VELA			X			

INVOICES FOR APPROVAL

Services - various projects in Harrington Park	Neglia Engineering (Sept. 2018)	\$ 1,000.00
COAH	Phillips Preiss Grygiel Leheny Hughes (Oct. 2018)	\$ 2,029.50
General	Phillips Preiss Grygiel Leheny Hughes (Oct. 2018)	\$ 99.00
COAH	Phillips Preiss Grygiel Leheny Hughes (June 2018)	\$ 610.50
Allegro (Escrow)	Price, Meese, Shulman & D'Arminio (Sept. 2018)	\$ 1,660.50
Blue Hill Estates (Escrow)	Price, Meese, Shulman & D'Arminio (9/10-10/18/18)	\$ 90.00
COAH	Price, Meese, Shulman & D'Arminio (9/4-10/26/18)	\$ 2,137.50
Allegro (Escrow)	Price, Meese, Shulman & D'Arminio (Oct. 2018)	\$ 3,946.50
General	Price, Meese, Shulman & D'Arminio (Oct. 2018)	\$ 1,326.16
Allegro (Escrow)	Price, Meese, Shulman & D'Arminio (Nov. 2018)	\$ 1,434.00
COAH	Price, Meese, Shulman & D'Arminio (Nov. 2018)	\$ 165.00
Public Notices	North Jersey Media Group (Oct. 2018)	\$ 103.50
TOTAL		\$14,602.16

No discussion.

To approve invoice listed above	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 Jesse BARRAGATO			X			
Member Richard McLAUGHLIN		X	X			
Member Robert WALDRON			X			
Alt. #1 Denise VELA			X			

APPLICATION HEARING

Mr. Capazzi noted that the 20 Pascack Road application will not be heard because the application was deemed incomplete.

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1. 100-106 Schraalenburgh Road

Mr. McLaughlin and Mr. Waldron recused themselves from the hearing for this application due to conflicts.

Andy Del Vecchio, Beattie Padovano, LLC and Ray Reduce Development for 100-106 Schraalenburgh Rd. Block 414 Lot 13-14. The lot is 28,358sf, rezoned to R-AH, residential affordable housing district, Option A of zoning. The application is a redevelopment of properties, which will consist of the removal of all structures and improvements and redevelop of the property with the following:

- 9 unit market rate townhouses project on Lot 14
- 4-bedroom group home of approximately 2090sf and a 1-bedroom unit supportive housing of about 750sf. This will exist on the first floor of proposed structure on lot 13.
- on the second floor of the same structure they are proposing 3 unit rentals: 3- bedroom (1750sf), 2 bedroom (1010sf), 1 bedroom (820sf) apartments.

The goal is a group home and supportive housing unit on one lot. Expanded the project to acquire the lot behind it and clean up the corner with a new development. This will serve the residents that their organization seeks to serve as well as clean up the corner and provide an attractive setting.

Premark documents:

A1 – Affidavit of Notice document- pre-submitted of the hearing. Ms. Knarich noted that she reviewed the notices and the notice is adequate.

A2 – Site plans and subdivision plans prepared by Mark Martins Engineering – 10 sheets dated Nov. 30, 2018

A3 – Architectural Plans - 4 sheets revision date prepared by Oct. 31, 2018 Virgona and Virgona Architects

A4 – Storm Water Management report prepared by Mark Martins Engineering dated October 4, 2018

Architect, James Virgona, 125 River Rd. Suite 201, Edgewater, NJ was sworn in by Ms. Knarich.

A5 – reduced size version of A3. The name Schraalenburgh was corrected.

A6 – prepared series of 4 site photographs of the existing site and Aerial photo, Sheet E-1 titled Virgona and Virgona Architects and Planners, Jan.7, 2019.

- true images/ accurate representation
- made himself familiar with the property
- familiar with the ordinances for RAH district and the changes comply with the ordinance sand comply with the property

Existing site is the corner of Schraalenburgh and Elm Street. Corner lot is an abandoned gas station and has been remediated for environmental cleanup. Photo 1,2,3 A-6. The photos 1-3 show a broken macadam surface driveway, no plantings, dead grass area. 1 story abandoned building in need of repair or demolition.

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Lot 14 – Boarding house (A6 - photo 4). Multiple residents live in that home. It is in a state of disrepair and faces Schraalenburgh Rd. It is approximately 3 floors with a garage, a second floor living space, and top floor.

A3 and A5 Description

The property had a retaining wall, detached structures that are in the rear of the property. It can be seen from Elm Street. These are also in a state of disrepair.

Ground is climbing 8-10ft from the corner of Elm to the northwest corner of the property. It is hidden by the structure and the retaining walls.

They were tasked with the taking the two sites and that provides a market rate and affordable housing Goal was to make it attractive and complement the context and location of the surrounds.

- there are residential component across on Elm. To the west of the project, there is a small house structure for commercial use and storage. There are construction vehicles, materials and a boat stored there.

- On Schraalenburgh, there is a commercial area with an empty bank the DPW building, and open commercial garage. The street is commercial and changes to residential. The scale of the buildings goes from larger building and works it way to lower scale buildings. This was taken in consideration when the property was designed. They provided Affordable Housing solution that is built to the same standard and appearance as the market rate solution. Enhance the main access point of the borough from one of the main roads.

Virgona created 2 buildings with 2 properties together. Lower building, R-1 (A3), a 2 stories or 1.5 stories depending on the angle, is towards the corner because it has less impact and scaled to it's surroundings.

Larger building is the 9 market rate townhouse units. Height of the buildings is based on what is around.

A2 - street elevation of Schraalenburgh Rd.

- the commercial building is raised on the 8ft height grade. Intentionally graded as the street goes to Schraalenburgh Rd. lower to higher height
- provides more green space
- better scale of the neighborhood
- more plantings
- newer streetscape
- overall attractive project that satisfies the borough's needs

Longer Building of the market rate townhouses, designed to be in this location for it is adjacent to the commercial structures which are bigger and there is a commercial parking lot behind it. The small façade would face Schraalenburgh with the least impact on scale on the road and adjoining neighbors. 2 buildings that are meeting the adjoining side yards, the small facades facing it. There is a little court facing the retail center. This will have little impact on the adjoining neighbors and the street.

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Affordable housing

- Supportive housing and family rental project
 - For low or high functioning individuals (i.e. down syndrome, spina difida, etc.) in the group home and supportive housing
 - 1st floor has group home on one side, and supportive housing on the other
- A2 1st floor plan
- 1.5 or 2 story façade
 - center entrance with a common hall that leads to a group home on the left side or supportive housing on the right side.
 - The group home consists of 4 bedrooms, 2 baths, laundry room, den, cooking facility and office for the caretaker. Those are required from state licensing guidelines.
 - Supportive housing has a community room used for inclement weather, gatherings. It has a 1 bedroom unit, laundry facility, cooking facility, and bedroom and living space.
 - Utilities space and 3-car garage spaces (double car and single car)
 - 6 cars of parking in driveways and covered parking (minimum visible parking)
- 2nd floor – 3 units
- 1, 2 and 3 bedroom units - family affordable low or moderate units (not supportive housing)
 - total of 4 parking units for the group home

Market Rate Project

9 single family attached townhouses

- Organized along an interior driveway
- the interior driveway is an access point from Schraalenburgh
- All cars exit onto Elm
- End units have a different configuration than the interior units. They are lower to keep it lower on Schraalenburgh Rd.
- All units have a driveway and an inside garage (2 car parking)
- Separate entryway from the ground floor and accesses the living space on the 2nd floor
- The living space on the second floor consists of cooking area, living area, powder room and guest closet
- 3rd floor has 2 bedrooms, 2 baths in center of building
- End units have a 3rd bedroom (R2)
- Attic bedroom and bath (A1) in the interior units
- The building is designed to step up with the grade as you go west. It allows the roofline to step for visual interest and provides a lower roofline for Schraalenburgh Rd. where it is more sensitive to the height.

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- 3 stories in height because the grade climbs up 4 ft plus the retaining walls for a total of a 10ft differential. The back corner of the property and the front corner of the property.
- The parking lot next door is centered along the gables
- Lower portion with 3rd bedroom facing the side.

All facades of the project share common characteristics for the building to look alike in feel and design.

- Large quantities of glass
- Material is durable (i.e. real stone veneers, heavy dimensional shingles, window trim, ornamental details, columns, bases, stone tops and trim, etc.)

There are bay windows that are 1 or 2 stories high, repetition with variety. Eaves vary in height.

There is stone base in all parts of the project. All laundry facilities are located in every unit regardless if it is market rate or affordable.

Trash will be located in one location in the corner of parking lot. All parking is on site. Group home and supportive units which may or mostly likely will not have a driveway because of the functioning ability. They will have the use of the 2 group home spaces and 1 of the 2 handicap spaces. There is another handicap space and 3 or 4 additional guest spaces to be used for the townhouses. The parking requirements comply with the ordinance.

Review of Project

The project has 2 properties that are abandoned or in disrepair. They have dispersed the parking to avoid large parking lots and enclosed 12 spaces and provided 12 driveways. They provided remaining spaces on the small lot on the west for affordable units and guest parking. The building was designed to have minimal impact visually with lower units on Schraalenburgh on the market rate housing and lower housing on the corner. There will provide more green space, new walkways, street trees, plantings around the project and setbacks. They provided outdoor space and a patio for the affordable project. All mechanical equipment will be in the rear yards adjacent to the affordable project on back facing the south behind the retaining wall. They expect to place a condensing unit behind each townhouse adjacent to the patio. All buildings are designed to look like one cohesive project. Vehicular flow is to move in on Schraalenburgh and out on Elm. Elm will allow an in with 2 way traffic behind the parking spaces in the parking lot. The project allows housing for market rate assets and affordable housing assets. There are higher construction standards (i.e. townhouses and affordable housing is sprinklered, all have tall ceilings, large amounts of glass). The affordable housing benefits from better quality material, special designs, enhanced orientation, and details.

Mr. Del Vecchio suggested showing materials before answering questions.

Mr. Virgona noted that renderings are not accurate because of the printer used.

- They close with the color of the stone, cream color siding and white trim
- Siding is darker blue than is printed. It is closer to a dark greyish blue.

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A7 – Virgona Material Board (sheet M-1 – 1/7/19, photographic representations of material)

- Shingle – timberline GAF HD series, heavy shingle with a 30-35 year warranty, pewter grey color (warmer grey)
- Hardieplank cedarmill cobblestone and boothbay blue were discussed and proposed. It has a grain, looks like wood siding, more resilient, does not rot, does not move like regular wood.
- Base will be a thin stone veneer, manufactured or real depending on what is available for color and cost. Grey warm tones that break up the stone
- Brick will have a warm color such as an amber or salmon
- There will be more stone on the market rate because of the nature of the building design and height. The affordable housing front portion will have a stone base. There are walls flanking the entries that have stone or hallway to the 2nd floor window.

It is Mr. Virgona’s testimony that the design features called for in the RAH Zone are compliant with the design as he described in his testimony. It is achieved through the variety of windows, roof types, roof pitches, detailing, material changes, color changes, and patterning.

Pam – stenographer

Board Questions

Mr. Ardito – Was there any LEED standard considerations and can it be introduced to this?

Mr. Virgona – Today, it is standard practice to incorporate as many LEED certifications that you can into a project. LEED certified project must go through the steps of hiring professionals, certifying it, filing paperwork to officially recognize it. The project that is proposed is not LEED certified. A lot of the material used is considered LEED appropriate, such as the siding is recertified material because it is reusable from creating to recycling to eventual termination use. All the building material is considered to be LEED friendly because the brick is a natural made material and can be sourced locally. For LEED certification, the product has to be delivered within 400 miles; you get points for being within walking distance of bus stops; you get points for being within walking distance of town services. They qualify for LEEDs certification for:

- The site portion and qualify
- Many of the materials used on the outside
- Low or no VOC paints on the inside

They are sensitive to the inside portion of the environmental concerns for carpeting, outgassing, VOC because of the population.

- Yes, they have considered it and will be implementing many of the strategies. The site will qualify for even more.

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Mr. Ardito – There is substantial southern exposure on the roof on both properties facing Schraalenburgh Rd. Solar panels are expensive, but there companies that will install solar panels at their expense. Is there any consideration that it could be looked at? It would be nice to have.

Mr. Virgona – They have implemented solar strategies in other buildings primarily with one owner, one utility connection, and one uninterrupted roofline. The problem in this project is that the roofline has significant amount of dormers and roof cuts. They can't fit solar panels on the roof. Solar shingles technology is not efficient and not enough area for power. They do not feel they can implement solar panels on this project.

Ms. Vela – Will wiring for cable and fios will be in the mechanical room? – coax or fiber (prewired)

- don't want lines outside

Mr. Virgona – townhouses have a meter room which can be used for communications.

Ms. Vela – Will the wiring be coax or both?

Mr. Virgona - He was not sure if they will use both. The agreement would be with the provider. They intend to have either fiber optics or coaxial which is what is available.

Ms. Vela – Will each unit will have its own box?

Mr. Virgona – Yes, each unit will have it's own utility services, and its own meters.

Ms. Vela – Will it be prewired? If it isn't there will be wires on the outside.

Mr. Virgona - Yes, it will be prewired. The developer will run the conduits to the location.

Mr. Barragato – The project was designed with the ordinance and setbacks in mind. In the market rate townhouses, there is a 10ft setback. In the testimony, the utilities would be outside of the setback. Is 2ft enough room? Typically, a condenser pad would take about 3ft.

Mr. Virgona – The requirement is 8ft. There is a 10ft setback from the foundation of the townhouses. He is not testifying that the condensing unit would be in the setback. The condenser would be within the 10ft.

Mr. Barragato – There was a concern about access to the attic bedroom rear windows.

Mr. Virgona – They were waiting for an official review from the fire department that was received yesterday. The 3-story building has egress windows on all floors. Egress doors on the ground floor for sliding patio doors. Egress windows in the bedrooms facing the rear windows. They can provide the wall to be flush for both walls, so there wouldn't be an impediment for the ladder. They could also provide steps to the back from the two ends of the yards. They can build retaining wall with steps to allow access to the backside without coming through the adjoining property or parking lot. They could remove fences or barriers or flush out wall for ladder access.

Mr. Del Vecchio – The building will be fully sprinklered. It will provide ample or adequate time for emergency services to reach the bedrooms that are sprinklered. The sprinklers provide additional level of safety.

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Mr. Virgona – Group home have must evacuate within 3 mins. The townhomes are individual owned.

Mr. Barragato – Is 13-R installed?

Mr. Virgona – Yes for the townhouses. Closets and smaller spaces do not get sprinkler heads. Larger spaces over 50sf get sprinklers.

Mr. Barragato – Structural building material, dimensional lumber or likely?

Mr. Virgona – All dimensional lumber, all fire rated with 5/8 sheet rock on all levels. In between is 12in with separate structures because it is adjoining individual townhouse. Each one is meant to stand alone. There is a core board in between.

Mr. Barragato - Prefab roof trusses?

Mr. Virgona – Probably not because of all roof cuts and roof lines.

Chairman Capazzi asked if the professionals had questions. They did not.

Mr. Del Vecchio would like James Virgona accepted as an expert. Mr. Virgona currently has a valid license in the state of NJ. He has been an architect for over 25 years and his license remains in in good standing. He has appeared before other boards and has been accepted as an expert in the subject. All of the opinions given this evening and testimony to this point were rendered as an expert. Mr. Del Vecchio submitted Mr. Virgona as expert.

Mr. Capazzi accepted Mr. Virgona as an expert.

Open to Public

Motion: PA Second: DV

All in favor said “Aye”.

Open to Public regarding questions for the architect on the testimony given this evening.

1. Bill Cheringal, 14 Elm Street, Harrington Park, NJ would like to know about site lighting. Ms. Knarich said that the Engineer will address lighting.
2. Glen J. Quantmeyer, owner of 1 & 11 Park Street, Harrington Park, NJ asked what was considered the front of the market rate townhomes. Mr. Virgona indicated that he considered the front as the interior street is the front and Schraalenburgh is considered the side. The back of the townhouses would be next to his properties.
Mr. Quantmeyer asked if the patios were within the 10ft rear yard setback.
Mr. Virgona - the 10ft rear yard extends to the building to the property line. That is intended to match the grade along the property. The retaining walls are facing Schraalenburgh Rd. The site plan shows that embankment continues. The natural grade and vegetation will remain.
Mr. Quantmeyer thought that the grade drops off.

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Mr. Virgona – Whatever retaining that is required will be described by the engineer. Any walls will not be placed on Mr. Quantmeyer’s properties.

Mr. Quantmeyer – Are there any raised desk patios?

Mr. Virgona – Patios are on grade and 5ft from the building.

Mr. Quantmeyer – Are the condensers within the 10ft?

Mr. Virgona – The condensers are within the 10ft. They will check if there are any restrictions.

Richard Preiss, Phillips, Preiss, Grygiel, Leheny Hughes, 33-41 Newark St., Hoboken, NJ, Board Planner, was sworn in. Mr. Preiss is the Board Planner and the planner responsible for working with the property owner in developing the site and architectural plans and drafting the ordinance. There are a number of setback regulations relating to building, patio and parking. The air conditioners are not considered as building, patio or parking. The required front setback Elm and Schraalenburgh are considered front yards. The yard opposite Schraalenburgh Rd. is considered a side yard. The yard opposite Elm is considered a rear yard. In Mr. Quantmeyer’s case, it is considered the rear yard. The minimum set back with respect to Mr. Quantmeyer’s property is 8ft and the patio setback is 4ft, which meets the requirements. The condenser is permitted within the 8ft because it is a utility box and not a building.

Mr. Quantmeyer noted that his experience was it was not part of it and would require a variance.

Mr. Preiss said that it was not the way the ordinance was written or intended.

Mr. Quantmeyer asked if the ordinance addressed air conditioning.

Mr. Preiss noted that it doesn’t. They knew ahead of time that they would have to be placed in the yard, but did not provide specific provisions to that. This is a stand alone ordinance. So it is permitted on where it can be located.

Mr. Quantmeyer- Are there any plantings along the property?

Mr. Virgona– The landscape plan will address that.

Quantmeyer – All the utilities in meter rooms?

Mr. Virgona – There are 2 utility areas, one for each building. The affordable space has at least one location for meters and has a potential to add a meter closet in the garage. The engineer can testify about the market rate townhouses.

3. Peter Krasnov, 19 or 23 Elm St. – How far back from the curve on Schraalenburgh and Elm because it is a heavy traffic corner so that others can see when you come around the loop?

Mr. Virgona – The engineer will testify on site distance.

Mr. Krasnov – In the back separating the homes from Frank’s building, Elm St. to the end of the property. Are you planning to put a fence there so you don’t see a lot of cars parked in the back?

Mr. Virgona – They will be a 5ft buffer planting and there will be additional testimony from the engineer.

Mr. Krasnov – Wanted to ensure plantings to keep the ambiance of Harrington Park and wants to make sure that it flows nicely.

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Close the meeting to the Public

Motion: PA Second: JB

All in Favor said "Aye".

Break 9:10pm

Returned 9:24pm

Mr. Del Vecchio called the engineer, Mark Martins.

Engineer Mark Martins, 55 Walnut St., Norwood, NJ was sworn in. He has a valid professional engineering license in good standing. He has practiced professional engineering since 1996. He has appeared before zoning boards in the past as a qualified expert as professional engineer and land survey.

Chairman Capazzi accepted Mr. Martins as an expert of professional engineering and land survey.

Mr. Martins prepared the drawings and reports by himself or under his supervision. He made himself familiar with the development regulations as they apply to the property. He has visited the site and the neighborhood where the property sits. He has received and reviewed the review letters that the board's professionals issued in advance of the meeting. He is prepared to respond to the reports.

Mr. Martins submitted plans – referred to 10 sheets, dated Nov.30, 2018 and reviewed the location of the properties. The 2nd sheet is the survey. The structures on the lots will be removed to make way for the new development that is proposed.

Mr. Del Vecchio noted that they are 2 lots and there is an application for re-subdivision to shift the existing line between the 2 lots.

A8 – sheet 3 of 10 (Nov. 30, 2018). The only difference is that is it a colorized presentation.

Mr. Martins reviewed the color scheme of the site plan. The site plan to show the location of the proposed structures, the zoning required for the site and how the building and lot conforms to the zoning. The zoning is RAH. They are proposing an affordable group home and market rate townhouse development. They are in compliance with respects to RAH. There are no variances requested by the applicant. They are proposing to put new curve lines on Elm and Schraalenburgh. There will be sidewalks along Schraalenburgh and Elm. There are no curves along Schraalenburgh as existing and no sidewalks. This would be an improvement to the street. Driveway access, there will be three on Elm and one on Schraalenburgh. Schraalenburgh Rd. curve cut will be 34ft driveway opening. The driveway will be 24ft width to mainly serve the townhouse component. It will provide access to the garage and outdoor parking in front each unit. It would wrap around to Elm St. where there is access to guest parking. There are 3 garages that have separate driveways. They conform to the ordinances. There are 32 parking spaces. There are 9 garages and 9 driveways for the townhouses; 3 garages and 3 spaces on the driveways for the group home; 4 guest spots to the west of the group home; 2 spaces for the group home and 2 handicap spaces. This conforms to Borough ordinances.

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Mr. Martins accounted for the site distance. He conformed to the 12ft front yard setbacks to Elm and the Schraalenburgh and plotted a 30ft site triangle. There is sufficient site distance at that intersection. The building will not impede the site distance, nor will the landscaping.

The subdivision map indicates there is a 5ft property shift to North so that the driveway will be entirely on townhouse development side of the property.

Mr. Martins reviewed the Grading and Utility Plan. They proposed a draining system broken into 3 separate areas.

1. The townhouse development - to capture the runoff from the roof areas, the driveway area of the 24 driveway from Schraalenburgh to the west.
2. West of group home - Captures runoff from the driveway area of the outdoor parking area
3. Group home – captures runoff from the roof. It will be a retention system. There will be chambers underground that will allow for percolation into the underlying swell on the property.

The other systems are detention systems to detain runoff from the site and metered out at slower rates. The system will function to meet and exceed the residential site improvement standard that requires the reduction run off.

They are reducing the amount of impervious area by about 400sf.

Mr. Del Vecchio noted that Mr. Martins prepared the storm water management report and reviewed the board engineer's comments. Mr. Martins intends to make revisions provided additional information that is required.

Anthony Kurus, Neglia Engineering, 34 Park Avenue, Lyndhurst NJ was sworn in.

The board engineer's review was dated December 20, 2018.

Mr. Martins said that each has a separate set of utilities serving the structures; the group home would have a sanitary sewer line connecting to the sewer on Elm St. They will run the gas and water line into the meter room. The townhouse unit will have separate set of utilities. There is a meter room on the face of the building, which faces Schraalenburgh Rd. that will be the utility entrance for the gas line, water and electric. There will run a sanitary sewer in front of the units and the intention is to connect to Schraalenburgh Rd. There will be 2 separate systems. The gas meters for the townhouse unit will more likely be on the exterior facing Schraalenburgh Rd. and will screened by landscaping. You cannot put a gas meter inside the building for a multifamily structure.

Mr. Del Vecchio asked if some steps could be added on either side to address the fire fighter coverage. Is there any reason from the grading standpoint that it can't be done? Mr. Martins said they could. There are 2 points to look at, one off of Schraalenburgh Rd. and the other is behind (SW) of the property for access.

Mr. Martins described the retaining wall running along the property line about 40ft from the west corner. It will run east toward Schraalenburgh Rd. and turn and tie into the building. It will provide a level back yard to each unit to a patio at grade. In the worst case, the wall will be about 6ft high or meet the existing grade towards the westerly side. There would be a fence on top for safety. There will be a strip of land between the wall

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and patio area which would be the low planting so that it wouldn't impact the accessibility to those areas for fire access, etc. The intention is to have a 6ft. PVC fence.

Mr. Martins reviewed the proposed landscaping plans.

- Townhouse units along Schraalenburgh Rd. – planting a mixture of rhododendrons, flowering trees, dogwoods, redbuds
- There was a suggestion move plants closer to the foundation of the building, rhododendrons relocate closer to buildings
- Closer to Elm St. there would be similar plantings. There would be boxwoods along porch
- Entrance of the group home along Elm St. would be azaleas and lower junipers for ground coverage
- Additional planting between driveways with azaleas
- West of the group home there will be more plantings
- Westerly side between the driveway access to Elm St. and the neighboring property to the west, a row of evergreens to provide screening and azaleas to the south.
- A fence will continue along the retaining wall and partially along the west towards to the townhouses.

Lighting Plan - Last sheet

- They are illuminating the driveway with LED fixtures 14ft high
- There are lights above the garage. Each unit will have residential light fixtures above the doors.
- They will provide lighting analysis that the engineer requested.

Tree Removal

Mr. Martins - Removing approximately 21 trees – 6 inches in diameter

The ordinance requires planting of 48 trees replanted. They are providing 7 trees along Elm and Schraalenburgh. There is not a lot of bandwidth to plant additional trees. They will contribute to the town. 41 trees to be planted in town.

Mr. Del Vecchio provided (Exhibit A9) a summary of the tree removal calculation (dated 1/7/19) prepared by Mr. Martins.

Mr. Martins is confident that the project as constructed as designed with the modifications suggested by the board professionals the design will operate in a safe and efficient manner with good design engineering practices.

Mr. Martins reviewed Sheet 3 of the Site Plan. The trash is located centrally on the property. It is approximately 6ft x 12ft. It is sufficient to accommodate the townhouses and the group home. The pickup will be a private hauler scheduled accordingly to ensure there is no refuse standing there or any nuisance or health hazards. Developer will determine it. There is sufficient turning space without causing any conflicts. UPS trucks may park temporarily, but there are guest parking spaces.

Board Questions

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Ms. Knarich asked about mailboxes.

The architect said there will be a mailroom inside. The townhouse mailboxes have not been determined. There could be a central mailbox at the front or it could be individual mailboxes.

Ms. Knarich asked about signage.

Mr. Del Vecchio said a sign application has been made at this point and it will comply with the ordinance.

Exhibit B1- Board Engineering Review Report (Dec. 20, 2018)

Mr. Kurus reviewed the letter.

- Drainage report was supplied. There was a question regarding the report.
- Truck turn template plan showing the trash vehicle or UPS vehicle as just described
- Circulation - The architect said it was one way and the site plan shows it is a 2 way. Schraalenburgh is a county road. Has the county weighed in on the ingress or egress? They have not made a formal application. They have submitted the plans for review. They have not made any comments at this time. Ideally, 2 way. If the county recommends a one way off of Schraalenburgh, they will comply. Mr. Kurus requested to be informed when the county issues the report. Mr. Preiss said that a 24ft driveway looks like a 2 way driveway. The applicant suggested that if it is a 2 way, then the exit should be a right turn only. Mr. Preiss noted that the county will make recommendations. Mr. Barragato is concerned if there is an island, the fire trucks could not turn.
- Mr. Martins noted that a fire truck and fire engine turning template for a 36ft truck was used. Mr. Barragato asked to confirm for a 39ft truck.
- Item #4 asked for testimony for trash, which was discussed, for town homes and affordable housing. Mr. Martins noted that they would be a private hauler and it would be scheduled to not create any nuisance for the property. They have not gotten to the detail with the frequency or times. Mr. Preiss requested that it would not be too early for the neighborhood. Ms. Knarich asked for a guess on how many times a week it would be picked up. Mr. Martins said that it would be a minimum would be 2 times/week (1 trash, 1 recycle)
- Pg 3 #7 The architect provided testimony that the clean up respect to the site of the prior service station has been completed. Ms. Knarich asked if there was correspondence for the final. Mr. Kurus had not received anything for confirmation. Mr. Del Vecchio said as condition of approval they will supply a redacted page the engineer may need to satisfy that they complied.
- We heard testimony about proposing granite block curb along Elm St. and concrete county curb along Schraalenburgh Rd. There would be a new concrete sidewalk along the entire street frontage.
- #9 Bergen County requirement that they must provide 5 scale ADA ramp plants for the corner
- #10 more detailing on maximum retaining wall heights
- #11 They testified 6ft for the fencing. More details are needed.

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- #13-15 comments on the surveyor on the minor subdivision plan with respect to providing owner applicant information, names of current owners of the adjacent parcels, width of the pavements for both the adjoining roadways. Minor comments of labeling of easements and some of the data.
- #16 – lot designations per the state of NJ Tax map regulations. The tax assessor needs to weigh in. The applicant said that they would consult with the tax assessor for the final map.
- #17 more detailing of the area of the westerly yard, where the patios are. More spot grades, drainage to fine-tune that area.
- #18- 19 when they move to construction documents, more detailing is needed.
- #20 We heard description for the drainage systems for the seepage pit systems for the roof of the affordable housing portion. They will need percolation tests to show that the soil can handle it. A recommendation was tie an overflow pipe from the infiltrative system to the non-infiltrative system so if there is a high water table, there is a place for the water to go. If the tests prove that it won't work, then it could be accommodated with the system like the other one on site.
- #22 more details needed.
- #23 There is the drainage report.
- #24 is a standard note about post construction drainage issues that would be addressed by the applicant. Mr. Kurus is looking for flow generation calculations. Flow generations will be minimal.
- #26 Sewer connection will need to be coordinated with DPW. They will need county road opening permit for Schraalenburgh and borough road opening permit for Elm St.
- #28 detail for the sewer manhole cover.
- #29 Need to provide the estimated soil movement volumes.
- #30-31 related to the retaining wall which would be part of the construction documents.
- Landscaping and Lighting – We need the all inclusive lighting plan to show the wall mounts and site lighting with the point to point metrics.
- #33 tree removal table was just received. Mr. Kurus will check the numbers and the trees.
- #34 landscaping – Mr. Kurus recommends a mix of ornamental, shade and street trees. Some of the varieties are not from the borough's approved street tree list. Mr. Kurus would like to review tree species that a being proposed.
- #35 along the northerly property line buffer plantings are proposed. On the westerly, property line, it is a solid PVC fence. There is no objection to that. There will be ground cover, open to fire access.
- #36 move the plantings closer to the foundation.
- #37 recommendation for irrigation for the plantings
- #38 additional notes to the tree planting detail
- #39 proposed landscaping and buffer planting subject to review with the board planner and coordination with the environmental commission.
- Architectural building review

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- #40 was addressed
- #41-43 testimony was heard about the plans, elevation, the exteriors, the mechanicals
- #44 the applicant is required to obtain all governmental approvals, Bergen County planning board, etc.
- The remaining items are standard.

Ms. Knarich noted to anticipate two developer agreements. Mr. Del Vecchio said it would be fine. Mr. Martins agreed to provide all the additional information.

Exhibit B2 - Planner letter review (dated January 8, 2019)

Preiss reviewed the letter starting at page 4 comments.

- #1 the applicant indicated that the building plans are in accordance with the design standards for this zone. Mr. Preiss concurs. Mr. Preiss recommends that in the condition of approval that the optical design that buildings be built in accordance with the plans is as approved and the color and material will conform to what was presented this evening.
- Page 5 It was noted that here were discrepancies between the architectural and site plans with regards items such as interior doorways and building entries.
- Mr. Preiss would like to have the dimensions of the enclosure and garage dimensions added to the plans.
- The site engineer indicated that there will be some façade lighting provided and will be reflected in a revised lighting plan
- The ordinance requires 5ft width sidewalks. Some of the proposed sidewalks are 4.7ft. Mr. Preiss asked if it was possible to make them 5ft or if they would be seeking a variance. Mr. Martins will make the modification to make the width 5ft.
- Signage – application will be made in the future
- Will the parking spaces be designated? Will some be designated for the group home or open parking? Mr. Martins said that spaces would not be reserved for any particular building. It would be designated for the group home? The joined handicap spaces will be assigned to the group home. Mr. Preiss asked for signage for what was described.
- Is there room onsite when residents move in and out? Mr. Martins said that typically, a full size truck would not be used. There is parking on Elm. It is usually temporary.
- Trash removal was discussed.
- Tree removal details were provided.
- If a central mailbox structure is provided the details and location could be added to the site plan. Mr. Preiss prefers that the townhouses have individual mailboxes. It is a better look than having the mailboxes on Schraalenburgh.
- Offer to remove fences along rear property line (westerly property line). The height of the retaining wall in some locations requires a fence for safety purposes. The applicant would need to coordinate the safety with fire access. Mr. Martins agrees and will provide steps and remove the fences for access.

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Questions for the Engineer

Mr. Ardito – The Environmental Commission would like to work with the landscaping. There are many azaleas and Mr. Ardito would like to vary the plantings with grasses and other things like that.

Mr. Ardito asked if there will be a separate contractor for snow removal service or will it be the town? Mr. Martins said that it has not been determined, but assumes it would be private contractor. It is not a public roadway so it would be the responsibility of the townhouse owners.

Mr. Ardito – Where would the snow be placed? Mr. Martins said that there is only the landscaped area in the front and the grass on the side. Any access would have to be dropped off site.

Mr. Barragato – Where are the sprinkler hook ups going to be? Mr. Martins said that it has not been determined yet.

No other questions from the Board.

Open to the Public – Questions for the Engineer

Motion: PH Second: PA

All in favor said “Aye”.

1. Glen Quantmeyer, 1 & 11 Park Street, Harrington Park, NJ. He wanted an explanation on how the back elevation is working on the part that joins his two properties. Mr. Martins said that it would be a terraced from the westerly side of the property toward Schraalenburgh Rd. The floor is lower on the project side. They are stepping it up as it goes up. It would be at grade at the driveway entrance. The patio entrance would be above grade. It would be at grade toward his westerly property line to be about 6ft at the highest point above grade at the easterly side. Mr. Quantmeyer said that the architect testified up to an 8ft gain to the back corner. Mr. Martins said it is approximately 8ft from the driveway to the back corner? Mr. Quantmeyer asked for the elevation from the Elm St. side. Mr. Martins said that Elm St. is where the group home is fronting. It is relatively a flat street with little gain. There is little gain until you walk to the back of the property. Mr. Quantmeyer asked if there was consideration to cutting the yard level and keeping the townhouses lower in the back corner? Mr. Martins said they are cutting in to the slope. The elevation is lower on Schraalenburgh Rd and stepping up to the back. Mr. Quantmeyer confirmed that they testified it is a 6ft fence. Mr. Quantmeyer prefers the 6ft fence. Mr. Martins noted that they are not seeking any variances. If the ordinance requires a 5ft fence, then it will be 5ft. The fence will appear higher on one side. Mr. Quantmeyer requests that they apply for a variance for a 6ft fence. Mr. Martins referred back to the board attorney and board. The applicant said that if the board posed it as a condition, they would not object and would be happy to accept. The board was polled. Mr. Napolitano said that the fence could be 6ft if it is not a burden on property owner next door.

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Tom Simpson, Fire Marshal for Harrington Park, 13 Kline Street - asked if the letter (Exhibit B3) was reviewed that was submitted to the board. The letter was just received.

Mr. Del Vecchio talked about some of the points.

- Density of the project was already set.
- Access to the rear of the townhomes. There are some modifications that can be made to increase access and willing to make the improvements such as stairway access, removal of portions of the fence, flat building façade to provide ladder access
- Mr. Simpson is concerned about separation fences between each townhouses. Mr. Del Vecchio will accept this condition of approval, that they will prohibit separation fences in between the townhouse units. This would be part of the developer's plan.
- Mr. Del Vecchio said that the street address is determined by the postmaster. They will support the address the community decides. Ms. Knarich suggested Mr. Simpson to speak with the postmaster.
- They could install a new hydrant on Schraalenburgh Rd., but there is a hydrant across the street. Mr. Simpson is concerned about the approach to the building and needs support sprinkler system. With the sprinkler system, there needs to be a connection to the fire department.
- Mr. Simpson is concerned about snow removal because it is a narrow area especially in the westerly part. If the contractor piles the snow there and it becomes ice, the fire department may not be able to get in.
- Mr. Simpson would be against an island on Schraalenburgh Rd. because it would hinder the approach to get in.
- Mr. Simpson would like no parking on both sides of the driveway. The fire department needs 20ft to work and would like to designate the street as a fire lane and ask the police department to enforce it. Mr. Virgona said that back up distance requires 24ft. so there is no parking on the street and there can be signs posted. Mayor Hoelscher said that the town would enforce it.

Mr. Barragato wanted to clarify the location of the hydrants. Mr. Simpson noted that the hydrants are across the street and the road would be blocked. It becomes a problem because other fire trucks that might come.

Mr. Martins will work with fire Marshal on the location of the hydrant.

No additional questions from the public.

Closed to Public

Motion: PA Second: RW

All in favor said "Aye"

None opposed.

Mr. Del Vecchio asked for comments from the Board.

There were no questions from the Board, or the professionals.

Open to the Public

Motion: PA Second: RW

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All in favor said “Aye”

Mr. Capazzi asked if there were any comments from the public.

Mr. Simpson said that he thinks it’s a good project. It’s something the town needs. It’s a great location. It looks very nice and is an asset to the town especially from the road coming in.

Ms. Knarich swore in Tom Simpson, 13 Kline Street, Harrington Park, Fire Marshal.

Ms. Knarich noted that the letter from the Fire Marshal is marked Exhibit B3.

Close to the Public

Motion: PA Second: RW

All in favor said “Aye”.

None opposed.

Mr. Del Vecchio started closing remarks. The project:

- favorable attributes to it
- provides housing that is needed in every location
- provides it in a format in this location that is second to none
- architectural features stand out
- welcoming gateway
- community has exercised great vision to clear up corner and not just one piece

Mr. Del Vecchio asked for favorable support.

Mayor Hoelscher said that it is an asset that helps the town. He thanked the community for their support and the borough professionals.

Mr. Capazzi reviewed conditions:

- snow removal is addressed
- fence is 6ft for variance

Mr. Del Vecchio will have a snow removal plan and understands request.

To approve 100-106 Schraalenburgh application	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN					recused	
Member Robert WALDRON					recused	
Alt. #1 Denise VELA			X			

DISCUSSION

1. Ordinance - 350-3 amendment to recreational structures

Mr. Barragato said that the ordinance is too restrictive. Most swing sets are over 5ft tall and some pools may be higher.

Mr. Waldron and Mr. Napolitano agree that it is too restrictive.

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Mr. Barragato asked if we could state that this is not a permitted use and not put the restrictions in the ordinance.

Mr. Preiss said that you never know what is coming. Generally, the intent is to say if you have recreational accessories or structures in the rear yard, they need to comply with common sense scale requirements. The question is what are those. It depends on the definition of a skate park.

Mr. Preiss will send a recommendation to Council.

Mr. Napolitano will talk to Borough Attorney.

Mayor Hoelscher asked Ms. Knarich to write concerns of Planning Board to Mayor and Council. The next meeting is Jan.16. Mr. Hoelscher asked if there could be a statement prohibiting commercial use of the facilities in residential areas.

2. Ordinance – Right of way Tree Ordinance

This was discussed in the October meeting. Mr. Preiss looked at draft that was written by Mr. Ardito and the tree preservation ordinance. He provided a draft to Mr. Ardito and Ms. Knarich. The intent was to have a stand-alone ordinance to require the maintenance, removal and care of trees within public streets and borough properties to be permitted by the borough. Home owners and utilities are not permitted to remove trees beyond pruning.

There is an issue with consistency, strange definitions and gaps.

There should be a second look at the general ordinance. The definition of street trees could be anything within 12ft above the sidewalk. You don't know if it is on right of way or private property.

The Board would like Mr. Preiss to review.

Mr. Preiss said that it would make sense to have one section relating to tree permits with all the situations. There is different context for tree removal. The ordinance only talks about tree removal as part of the development application. What if a home owner wants to take a tree down? The ordinance does not address this issue. There is a series of circumstances where tree removal where a home owner wants to take a tree down, or take down a tree in the right of way or in a development application. Site plan development applications are less concern because the board has an opportunity to review. More concern is the homeowner taking trees down that should be regulated.

Mr. Ardito gave an example of Short and Kline St. where the homeowner removed five trees that were on the right of way. The trees were left blocking a lane of the street.

Ms. Vela said to include when trees are dying. She had a tree that was hollow and it was removed in a couple of days.

Mr. Preiss said that there needs zoning enforcement. Some towns have arborists. Mr. Ardito is working on getting an arborist who can be on call for Harrington Park. Mr. Preiss and Mr. Ardito will work together. The issue started with the utility company and walked away. The Borough should be the only ones that are allow to remove trees within public streets and borough owned property. If they do, they will be subject to penalties.

3. Doctor Office - Zoning

They haven't gone farther. Ms. Knarich will reach out to Mr. Waldron for input.

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NEW BUSINESS

No new business.

ADJOURN

Motion: PA Second: DV

All in favor said "Aye". None opposed.

Meeting adjourned at 10:47 PM.

NEXT SCHEDULED PLANNING BOARD
REGULAR MEETING
Tuesday, February 12, 2019 at 8pm