

Harrington Park  
 PLANNING BOARD  
**REGULAR MEETING MINUTES**  
Tuesday, March 12, 2019 @ 8:00PM

**Vice Chairman 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**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
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  
 Carolyn Lee Land Use Secretary

**REORGANIZATION – Board Nominations**

Secretary – Mr. Napolitano nominated Mr. Barragato as the chairperson.

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

**MINUTES FOR APPROVAL**

January 8, 2019 minutes

PA asked if there were any comments or corrections on the January 8, 2019 minutes. There were none.

<b>To approve January 8, 2019 minutes</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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
Member Robert WALDRON			X			

Harrington Park  
**PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
Tuesday, March 12, 2019 @ 8:00PM

Alt. #1 Denise VELA		X	X			
---------------------	--	---	---	--	--	--

**INVOICES FOR APPROVAL**

Blue Hill (20 Pascack) - Escrow	Price, Meese, Shulman & D'Arminio (Dec 2018)	\$ 105.00
Allegro - Escrow	Price, Meese, Shulman & D'Arminio (Dec 2018)	\$ 2,162.50
Bergen County United Way/Madeline Housing - Escrow	Price, Meese, Shulman & D'Arminio (Dec 2018)	\$ 360.00
General	Price, Meese, Shulman & D'Arminio (Jan 2019)	\$ 1,645.58
Blue Hill (20 Pascack) - Escrow	Price, Meese, Shulman & D'Arminio (Jan 2019)	\$ 345.00
Allegro - Escrow	Price, Meese, Shulman & D'Arminio (Jan 2019)	\$ 2,282.00
Bergen County United Way - Escrow	Price, Meese, Shulman & D'Arminio (Jan 2019)	\$ 1,742.00
Services for various projects	Neglia Engineering Associates (Dec 2018)	\$ 1,000.00
Blue Hill (20 Pascack) - Escrow	Neglia Engineering Associates (Dec 2018)	\$ 960.00
100 & 106 Schraalenburgh - Escrow	Neglia Engineering Associates (Dec 2018)	\$ 2,308.00
Allegro - Escrow	Neglia Engineering Associates (Dec 2018)	\$ 127.50
Services for various projects	Neglia Engineering Associates (Jan 2019)	\$ 1,100.00
Allegro - Escrow	Neglia Engineering Associates (Jan 2019)	\$ 300.00
100 & 106 Schraalenburgh - Escrow	Neglia Engineering Associates (Jan 2019)	\$ 1,120.00
Services for various projects	Neglia Engineering Associates (Feb 2019)	\$ 1,100.00
Blue Hill (20 Pascack) - Escrow	Phillips Preiss Grygiel Leheny Hughes LLC (Dec 2018)	\$ 165.00
100 & 106 Schraalenburgh - Escrow	Phillips Preiss Grygiel Leheny Hughes LLC (Dec 2018)	\$ 1,459.50
COAH	Phillips Preiss Grygiel Leheny Hughes LLC (Jan 2019)	\$ 49.50
100 & 106 Schraalenburgh - Escrow	Phillips Preiss Grygiel Leheny Hughes LLC (Jan 2019)	\$ 825.00
Blue Hill (20 Pascack) - Escrow	Phillips Preiss Grygiel Leheny Hughes LLC (Jan 2019)	\$ 457.50
<b>TOTAL</b>		<b>\$ 19,614.08</b>

To approve invoices listed, subject to funds available.	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 Jesse BARRAGATO		X	X			
Member Richard McLAUGHLIN						X
Member Robert WALDRON			X			
Alt. #1 Denise VELA			X			

**RESOLUTION**

BCUW Site Plan was heard on January 8, 2019.  
 JK reviewed the resolution. The applicant is Bergen County United Way / Madeline Housing Partners, LLC and Ray Reduce Development. The location is 100 and 106 Schraalenburgh Road, Lot 13 & 14, Block 1204.

Harrington Park  
**PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
Tuesday, March 12, 2019 @ 8:00PM

The first couple of pages are the introduction. The applicant applied to the Planning Board of Harrington Park for Minor Subdivision and Preliminary and Final Major Site Plan Approval on December 3, 2018 for a lot line adjustment between Lots 13 and 14 and for a three (3) story townhouse building with nine (9) units on new Lot 14 and a two and a half (2 ½) story building containing a group home component along with one (1) supportive housing unit and three (3) affordable housing units on new Lot 13 with on-site parking, landscaping, lighting and other related site improvements.

Page 5, Findings and Conclusions. It is most of the testimony that was presented by the applicant.

Page 12, Conditions of Approval:

1. The Applicant must comply with all requirements specified in the Memoranda and Borough Engineer date December 20, 2018.
2. The Applicant must comply with all requirements specified in the Memoranda prepared by the Borough Planning dated January 8, 2019.
3. The Applicant will coordinate with the Borough of Harrington Park Fire Department to address items raised per correspondence prepared by the Fire Marshal for Harrington Park dated January 7, 2019.
4. The Applicant is subject to advisory review of the landscaping plan by the Borough of Harrington Park Environmental Commission.
5. The Applicant shall provide the Borough with a snow removal plan.
6. The Applicant will submit an application for soil movement as required by Borough Ordinance and shall obtain all required permits.

The remainder of the conditions is a list of the general conditions that are in our resolutions to date.

JK asked if there were any questions or comments from the Board. There were a few comments from the board members prior to the meeting. There were no more comments.

<b>To approve the written resolution for the BCUW Site Plan</b>	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
Member Robert WALDRON					(recused)	
Alt. #1 Denise VELA		X	X			

**OLD BUSINESS**

No old business.

Harrington Park  
PLANNING BOARD  
**REGULAR MEETING MINUTES**  
Tuesday, March 12, 2019 @ 8:00PM

**NEW BUSINESS**

No new business.

**MEETING OPEN TO THE PUBLIC**

Motion: AN

Second: RW

There was no public present.

**MEETING CLOSED TO THE PUBLIC**

Motion: JB

Second: DV

**ADJOURN**

Motion: RW

Second: JB

Vote: All in favor said "aye".

**Meeting adjourned at 8:10PM.**

NEXT SCHEDULED PLANNING BOARD  
REGULAR MEETING  
**Tuesday, April 9, 2019 at 8pm**