

Harrington Park
PLANNING BOARD
SPECIAL MEETING
MINUTES
Thursday, September 29, 2016

Chair Capazzi brought the meeting to order at 8:04PM

Roll Call	PRESENT	ABSENT
CAPAZZI	X	
ARDITO	X	
MAYOR HOELSCHER	X	
SEYMOUR-JONES	X	
McLAUGHLIN	X	
LEE	X	
WALDRON		
NAPOLITANO		
BARRAGATO	X	

Also Present: Jennifer Knarich, Legal Counsel
Florence Savoye, Board Clerk
Michael Hakim, Planner

MINUTES TO BE APPROVED: July 12, 2016

July 2016 Minutes	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO			X		
MAYOR HOELSCHER		X	X		
SEYMOUR-JONES	X		X		
McLAUGHLIN			X		
LEE			X		
WALDRON					
NAPOLITANO					
BARRAGATO			X		

NEW BUSINESS

Review of the Mayor and Council’s referral of a proposed amendment to Ordinance 350-16 (OALSR) to amend subsection “L” of that ordinance and any other provision. Mr. Hakim was sworn in by Ms. Knarich. He explained that the “L” section was carried over from an older ordinance and stated there could not be more than 15,000 square feet of gross floor space per acre of lot area.

Considering this property is limited by local and state provisions, height, wetlands, watershed, and other agencies such as the Riverkeeper and River Swan, it seems appropriate to allow a potential property owner more flexibility. There are only 9.2 acres of developable land, all the rest of the property is restricted. Mr. Hakim suggests the board endorse the change to not “fewer

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than 2,000 square feet, OR more than 25,000 square feet of gross floor space per acre of lot area.”

OALSR “L” Amendment	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO			X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES		x	X		
McLAUGHLIN	x		X		
LEE			X		
WALDRON					
NAPOLITANO					
BARRAGATO			x		

Mayor Hoelscher thanks the Planning Board for its efforts, and the endorsement of the amendment. Mr. Capazzi to write a letter of recommendation to the Mayor and Council, also signed by Mr. Hakim.

Mr. Ardito and Mr. Hakim unveiled the Environmental Commission’s 2016 Environmental Resource Inventory for Harrington Park”

A colorful and useful resource for all residents to see what the environmental resources in Harrington Park are. A soil map, FEMA flood plain map, and an ownership map are all useful for planning purposes, and of interest to home owners.

The NJ Audubon Society is particularly interested in Beechwood Park as it has a unique stand of older trees.

Each chapter has three sections:

- 1) Why the resource is valuable
- 2) Methodology for compilation
- 3) Harrington Park specific

It is an unbiased document that will hopefully encourage stewardship of our town’s environmental resources. The Appendix recommends the further preservation of our natural resources. Mr. Hakim requests the document be adopted by the Master Plan.

ADJOURNED@ 9:15PM

**NEXT SCHEDULED PLANNING BOARD MEETING:
Wednesday, November 9, 2016**

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