

Harrington Park
PLANNING BOARD
MINUTES
SPECIAL MEETING March 28, 2017

The meeting was brought to order at 7:05PM by Mr. Ardito in Mr. Capazzi's absence.

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

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

MINUTES TO BE APPROVED: January 2017 Re –Organization Meeting

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

MINUTES TO BE APPROVED: January 10, 2017 Regular Meeting

| | Move | Second | YES | NO | Abstain |
|-----------------|------|--------|-----|----|---------|
| CAPAZZI | | | | | |
| ARDITO | | | X | | |
| MAYOR HOELSCHER | | | X | | |
| SEYMOUR-JONES | | | X | | |
| McLAUGHLIN | X | | X | | |
| LEE | | | X | | |
| WALDRON | | | X | | |
| NAPOLITANO | | | X | | |

Harrington Park
PLANNING BOARD
MINUTES
SPECIAL MEETING March 28, 2017

Master Plan Amendment Hearing

Mr. Michael Hakim of 68 Dean Street, Harrington Park, NJ was sworn in by board counsel, Ms. Knarich. Mr. Waldron recused himself from the discussion.

Mr. Hakim informed the board about a suggested Master Plan amendment that deals with the industrial or I-1 zoning district of Harrington Park.

The current code permits uses that are permitted in the B-2 district, but affordable housing in that district is limited to upper floors only. There is no reason why it shouldn't be permitted in the I-1 zone on all floors. Among other provisions of the current code that should be amended include: (a) a planned inclusionary development might need to have more than one building on a site; (b) a small roof mounted satellite antenna is more contemporary than a large ground mounted antenna; and (c) more contemporary provisions for elevating the standards for environmental quality would be appropriate.

Mr. McLaughlin noted that the amendment is in line with what the Board has been working on. Mr. Napolitano motioned, Mr. McLaughlin seconded and the remaining board members signaled their agreement with an "Aye" to open the meeting to the public.

7:15 PM OPEN TO THE PUBLIC

Several residents had a hard time hearing what Mr. Hakim said so he again summarized the master plan amendment.

There were no questions or comments from the public so Mayor Hoelscher motioned and Mr. McLaughlin seconded and the remaining board members signaled their agreement with an "Aye" to close the meeting to the public.

7:18 PM MEETING CLOSED TO THE PUBLIC

| | Move | Second | YES | NO | Abstain |
|-----------------|------|--------|-----|----|---------|
| CAPAZZI | | | | | |
| ARDITO | | | X | | |
| MAYOR HOELSCHER | | | X | | |
| SEYMOUR-JONES | | | X | | |
| McLAUGHLIN | X | | X | | |
| LEE | | | X | | |
| WALDRON | | | | | recused |
| NAPOLITANO | | | X | | |

INVOICES TO BE APPROVED:

Neglia Engineering: November 2016 - Allegro review - \$4072.50

Price, Meese, Shulman & D'Arminio, P.C.: General – November 2016-\$540.00, December 2016- \$847.50

COAH – December 2016 - \$1425.00 Allegro – Oct. & Nov. 2016 - \$1080.00, Dec. 2016 -\$1022.00

Pastore – Nov. & Dec. 2016 - \$315.00 7 Taylor Place: Nov. 2016 - \$240.00, January 2017 - \$ 90.00

Harrington Park
PLANNING BOARD
MINUTES
SPECIAL MEETING March 28, 2017

| | Move | Second | YES | NO | Abstain |
|-----------------|------|--------|-----|----|---------|
| CAPAZZI | | | | | |
| ARDITO | | | X | | |
| MAYOR HOELSCHER | X | | X | | |
| SEYMOUR-JONES | | | X | | |
| McLAUGHLIN | | X | X | | |
| LEE | | | X | | |
| WALDRON | | | X | | |
| NAPOLITANO | | | X | | |

RETURNING APPLICATION:

AnnaLisa Pastore Conditional Use Application

347 Parkside Avenue Block 1401, Lot 14

HP Code 350:41 Off-street parking

Mayor Hoelscher announced the selection of a Borough Planner after the resignation of long time Borough Planner Hakim & Associates. After careful review of three applicants the Mayor would like to announce at the April 10, 2017 Mayor & Council meeting the hiring of Mr. Richard Preiss as the board planner. (No relation to Price, Meese) He also hopes the Planning Board will consider using Mr. Preiss as well.

Mr. Ardito addressed the audience and stated the meeting will not go past 11:00PM.

Dr. Pastore’s attorney, Mr. Richard Angowski represents Dr. Pastore. Ms. Knarich has validated their notice. Mr. Angowski reminds the board that the Harrington Park Zoning Official has already granted the Home Occupation Use and that the applicant is before the board for site plan approval only, regarding the required on-site parking.

Ms. Knarich clarifies that the home occupation use is conditional on the site plan approval of the Planning Board.

Mr. Angowski calls Mr. Chris Blake, AIA, of 155 N. Washington Avenue, Bergenfield, NJ, who is sworn in by board counsel, Ms. Knarich.

Mr. Blake presents the following exhibits and testimony:

Exhibit A-1 Site Plan dated December 30, 2017, revised February 23, 2017

The living space of the Pastore home is over 3000 ft.² , actually 3,625 ft.², therefore qualifying the applicant for a 450 square-foot home office, the maximum amount of space allowed. (This is a correction from a previous plan, which did not correctly state the square footage of the principal structure.)

The new proposal shows four chairs (down from 6 chairs on the previous plan,) a reception desk and one examination room. The upstairs of the accessory building is currently being used as a recreation room and will not be used for any office purposes.

Harrington Park
PLANNING BOARD
MINUTES
SPECIAL MEETING March 28, 2017

The storage space in the accessory building will only be used for private purposes. The entrance, which will be constructed using the middle garage door, will be ADA compliant.

Mr. Hakim of Hakim & Associates, 68 Dean Street, Harrington Park, NJ, was sworn in again by board counsel, Ms. Knarich. Mr. Hakim states that the plan shows a bathroom, refrigerator and sink on the second floor of the accessory building and asks if there is a bed or stove. He is assured that neither item is present, nor is there any intention of creating a living space. Further, his concern regarding the square footage of the home has been addressed.

Mr. Anthony Kurus of Neglia Engineering is sworn in by board counsel Ms. Knarich, but decided to wait until he's heard from the applicant's engineer to discuss his review and/or ask questions. With no more comments from the board, Mr. Napolitano motions and Mr. McLaughlin seconds, with the remainder of the board signaling their agreement with an "Aye" to open the meeting to the public.

7:33 PM OPEN TO THE PUBLIC

Mr. Keith Michels of 154 Norma Rd. asks how the 3625 ft.² living space was determined. He's also concerned that the storage area in the accessory building, adjacent to and open to the 450 ft.² office space, will be used for office use.

Mr. John Taranto of 387 Parkside Rd. asks if the 450 square-foot office space will be completely self-contained.

Ms. Margaret Lorenzo of 382 Parkside decides to wait until the site plan has been presented.

Mr. Clark of 128 Norman asks where the employees will eat lunch since there does not seem to be any space designated for that.

Mayor Hoelscher asks if the attic area was included in the 3625 ft.² calculation. Mr. Blake consults his notes and answers that only a second floor closet was included, with less than 100 square feet..

Exhibit A-2, a layout of the home dated December 30, 2016, revised February 23, 2017 is presented and the architect further discusses the calculation of the square footage.

Ms. Charlene Fuhrman of 260 Florence St. asks if the three covered porches were included in the calculation of the square feet of the home. The answer was no.

Mr. Allen Russo of 397 Parkside Road asks when the site plan will be presented.

With no more comments from the public, Mr. McLaughlin motions, Mr. Napolitano seconds and the remainder of the board signal their agreement with an "Aye" to close the meeting to the public.

7:44 PM. CLOSED TO THE PUBLIC

Harrington Park
PLANNING BOARD
MINUTES
SPECIAL MEETING March 28, 2017

Mr. Tom Donahue, Donahue Engineering, of 19 Spear Rd., Ramsey, NJ is sworn in by board counsel Ms. Knarich. Licensed in the state of NJ for more than 20 years, the board accepts his credentials. He presents the following testimony and exhibits:

Exhibit A-3, page 1 Site Plan, and page 2, Construction Details dated March 2, 2017.

The property is in the R-1 zone where 10,000 ft.² is required lot size and the Pastore lot is 51,818 ft.² or five times larger than needed. There's a single-family home on the property with a detached garage and the proposal is to convert 450 ft.² of the first floor of the garage into a home office for Dr. Pastore's medical practice. The northwest corner shows a new driveway made with gravel and a parking area that will also be gravel except for the ADA spot. A paver walkway from the parking area to the entrance of the medical office will lead to a 6 foot wide walkway in front of the garage, or entrance. Some walkway lighting and shrubs are indicated. There is a 36 inch oak tree to be removed.

A corner house, it faces south and Parkside Road and has two front yard setbacks; one 79 feet and one 93 feet where 35 feet is required. It is an oversized lot, but it is irregular. The driveway was proposed for the west side to accommodate a parking area that wouldn't disturb an existing landscaping buffer on the east side of the property. Mr. Angowski states that a home occupation medial office requires one ADA parking space. Three parking spaces are required for residential use.

Mr. Kurus goes back to the number 4.8, calculated in his review: one ADA spot, one client/employee spot, and then three residential spaces (two in driveway, one in garage) for a total of five spaces. He also agrees with Mr. McClellan that the gravel driveway and parking lot will increase the storm water management.

A brief description of landscaping states that there will be several giant green Arbor Vitae's on the west side of the property and that the paver walkway will have four 42 inch downward facing Ballard lights. There will be a 12 foot curb cut for the new driveway. They expect to have a landscaping plan from Greer for the following meeting.

Exhibit B-1 - Engineering report from Neglia dated March 6, 2017

Mr. Kurus requests more consideration be given to using the existing driveway, perhaps widening it and removing a tree to make room for a car to turn around. The existing driveway is 30 – 38 ft. wide near the garage. The applicant's engineer agrees that a turnaround would be very challenging, but not impossible. There's also concern that a plan that uses the existing driveway would mean the parking area would encroach on the front yard setback, requiring an additional variance.

Mr. Waldron asked if the Title 39 jurisdiction would apply to the ADA parking space, allowing it to be used by others when it wasn't specifically needed. Mr. Lee also asked questions about using the existing driveway rather than adding a second driveway.

Harrington Park
PLANNING BOARD
MINUTES
SPECIAL MEETING March 28, 2017

Ms. Knarich confirms that the property is 300 foot from the reservoir so there is no floodplain issue.

Exhibit B-2 Review by Hakim & Associates dated January 16, 2017 and revised March 8, 2017 regarding the most recent Pastore application.

Mr. Hakim requests the applicant provide a professional planner at the next meeting to address several issues; parking, the curb cut for the driveway, and tree removal and replacement. Ms. Knarich restates that the Planning Board is officially requesting a professional planner to testify at the next hearing. Mr. Hakim would like the planner to address how the proposal is consistent with the Harrington Park master plan; he fears there is an overuse of home occupation in Harrington Park. He would like information regarding the proposed parking lot in the front yard; he does not feel that more parking than required should be provided. He would like to see the code provision that states that a home occupation of this size/type must include an ADA parking space. Also, Arbor Vitae's are not preferred in Harrington Park.

Mr. Lee also expresses his desire to see a plan that makes the existing driveway work, even if it would require the removal of an additional tree. With no more comments from the board Mr. Waldron motions, Mr. McLaughlin seconds and the remaining members of the board signal their agreement with an "Aye" to open the meeting to the public.

8:40 PM MEETING OPEN TO THE PUBLIC

Mr. John Taranto of 387 Parkside States that the current plan will ruin his view of the reservoir, which is why he bought his property.

Ms Lorenzo of 382 Parkside agrees with Mr. Hakim that an additional driveway does not seem necessary, and could be potentially dangerous as it is situated on a curve.

Mr. Donahue states that the where the driveway is located does permit adequate visibility in both directions.

Mr. Clark asked if there will be any medical supplies or office supply deliveries. Ms. Knarich stated that those issues were handled in the previous hearing.

Mr. Allen Russo of 395 Parkside Rd. asks in which direction the house is pitched and is the storm management plan a 100-year storm plan?

Mr. Donahue states that the yard is indeed pitched toward the street and states that the driveway and parking lot will be constructed with 8 inches of crushed stone topped with 4 inches of three eights inch crushed stone, providing adequate additional storm water management for the additional lot coverage.

Mr. Keith Michels of 154 Norma states that it seems the ADA parking space is approximately 80 feet from the entrance to the medical office, which seems long.

Mr. Donahue says that the proposal was done this way to minimize land disturbance.

Ms. Linda Michels of 154 Norma asks if there will be trees removed to accommodate the proposed 12 foot additional driveway. Some foliage, but no trees will need removal.

Harrington Park
PLANNING BOARD
MINUTES
SPECIAL MEETING March 28, 2017

Charlene Fuhrman of 260 Florence Road asked if the homeowner will be the only user of the office.

With no more questions from the public, Mr. McLaughlin motioned, Mr. Waldron seconded, and the remainder of the board signaled their agreement with an “Aye” to close the meeting to the public.

8:55PM MEETING CLOSED TO THE PUBLIC

At this time Mr. Angowski states that he and the applicant, Dr. Pastore, will indeed agree to an extension on this application. After a brief discussion it is determined that this application will be heard again at the next regular meeting of the Harrington Park Planning Board on April 11, 2017, beginning at 7 PM.

8:56 PM A five minute recess is called.

RETURNING APPLICATION:

Allegro Development Company, LLC

SITE PLAN/SOIL MOVEMENT/SUBDIVISION APPLICATION

200 Old Hook Road

Block 1601, Lot 1

Please refer to the attached transcript for the testimony provided on this application.

ADJOURNED @ 11:00PM