

**Harrington Park  
PLANNING BOARD MINUTES  
Wednesday, April 12, 2016**

Chair Capazzi brought the meeting to order at 8:00 pm

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

Also Present: Jennifer Knarich, Legal Counsel  
 Florence Savoye, Board Clerk (Marti Francis filled in)  
 Michael Hakim, Planner

**MINUTES APPROVAL:** February 9, 2016 and March 9, 2016

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

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

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INVOICE APPROAL: Gail Price: October 2015: \$330.00, 2/4-2/92016: \$610.58Hakim Associates, February 2016: \$1470.00

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

**NEW BUSINESS**

**Review** of the draft rezoning for the water company property. Mr. Hakim will present.

**Fair Share Plan and Housing Element Resolution: Mr. Waldron recused himself.**

The Harrington Park Planning Board held a Public Hearing on Wednesday, March 9, 2016. The Borough's Fair Share Plan and Housing Element dated March 9, 2016, prepared by Michael Hakim, LLA, RLA, PP, ASLA, of Hakim Associates was adopted. Jennifer Knarich reviewed the resolution. Mr. Seymour-Jones moved to approve the resolution, second Mr. Ardito

Roll Call Vote:

FSP/HE Resolution	Move	Second	YES	NO	Abstain
CAPAZZI					X
ARDITO		X	X		
MAYOR HOELSCHER					
SEYMOUR-JONES	X		X		
McLAUGHLIN		X	X		
LEE			X		
WALDRON					X
NAPOLITANO					
BARRAGATO					

**OLD BUSINESS NO ACTION TAKEN**

**Revision of Zoning Code 350-42B requested by Board of Adjustment**

The HP Building Department has confirmed that there are not many applications denied regarding this code.

**Mr. Hakim introduced a work session for the revision of the zoning code:** The former water company is the only developable property in the district at present. Mr. Hakim gave an update on the meeting with the Special Master, the Borough Attorney, Planning Board Attorney, and

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himself. It was a positive, supportive meeting. Harrington Park is making legitimate efforts to fulfill the obligation. Ultimately an obligation will be assigned to the borough. The difference between the assignment and what the borough is actually able to do will be the “unmet need.” There is no methodology in place to force the borough to fulfill the obligation. A settlement offer is being proffered by Fair Share: If Harrington Park agrees to pay 70% of the calculated amount, Fair Share will settle. The calculation is in the 600-700 range. Mr. McLaughlin asked whether 70% is negotiable. Mr. Hakim does not believe so but Mayor and Council will have to decide. The Special Master pointed out that there is a provision in NJ state law to designate areas in need of redevelopment. Thus it is possible to hold on to some taxes and create a vision of how to develop. Mr. Dineen is applying for a COAH extension.

The future use of this district is not likely to resemble the previous use. Office and research label is no longer appropriate.

The original zoning did not intend for any economic activity. The current draft is the 4-8-16 version. Zoning has to have measurable requirements. There is a paragraph for guidance. There must be the highest environmental standards that are compatible with the surroundings; the residents must contribute their fair share of affordable housing. The use paragraph describes special needs housing, independent housing, assisted living, memory care, affordable housing, and nursing home. Most of the zones are already in the codes. Unit sizes are drawn from the Affordable Housing Ordinance of 2008-2009.

Office buildings are still permitted, as well as museums, libraries, and horticultural (not for a fee), and community cultural. Conditionally permitted uses are the antenna dish carryover and support retail shops for use by the independent living residents (not intended to draw outside traffic). Permitted accessory uses are outdoor recreation, ponding areas, lakes and streams, parking areas, and signs per ordinance. Mr. Seymour-Jones is concerned about lights on the tennis court. Mr. Hakim stated that this is a carryover from the previous zoning.

Specifically prohibited would be anything not specifically in permitted or conditional, including any number of buildings over the amount allowed, pilot plants, dwellings other than those identified in the permitted, garbage transfer, research/testing, zoos, animal parks, any industrial, any retail other than support as listed above.

The height restrictions will stated that it can be up to 70 feet as long as the applicant can prove that fire can be successfully fought, Mr. Barragato is to get information from the Fire Department to Mr. Hakim. Mr. Capazzi is concerned about the height. Mr. Lee asked whether other municipalities might be entitled to comment. Mr. Capazzi asked for other towns’ ordinances for comparison. Mr. Hakim asked to be allowed to discuss the next draft at the May meeting and asked that any comments be sent soon so that he might send a revision.

Adjourned Mr. McLaughlin moved to adjourn, second Mr. Seymour-Jones, All in favor.  
Meeting adjourned at 9:12 pm.

**NEXT SCHEDULED PLANNING BOARD MEETING:**  
**Tuesday, May 10, 2016**