

**HARRINGTON PARK
PLANNING BOARD
MINUTES
Tuesday, February 9, 2016**

Meeting was brought to order by Chair Capazzi at 8:00pm

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
 Michael Hakim, Planner

MINUTES APPROVED: January (with minor changes)

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

INVOICES APPROVED:

Price Meese: COAH June 2015 \$2202.00, COAH December 2015 \$1455.00, General November 2105 \$685.29 General December 2015 \$525.00

Banish Assoc.: November 2015: \$200.00, December 2015 COAH \$75.00

Michael Hakim & Assoc.: October 2015 \$3847.00, December 2015 Planning & Landscape \$675.00, December 2015 Affordable Housing Plan \$2700.00 General Planning and Landscape January 2016 \$70.00, January Affordable Housing Plan \$2240.00

Neglia Engineering: October 2015 \$192.75, \$18.53, Highland Field Walking Path \$876.00, Lynn St. Phase 2 \$307.50

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

OLD BUSINESS:

Fair Share Plan Discussion to be led by Mr. Hakim

There are a few minor amendments to the Fair Share Plan (FSP), and the Housing Element (HE). Ms. Knarich explained the HE amendment; according to 52:27D-309 Entitled Housing Act, the FSP and HE are two separate documents, but must be enacted together. For the final draft the dates included in the footer should read: “Approved: February 9, 2016” and “Adopted: March 9, 2016.”

The reference to the FSP was moved from the bottom of page 1 to the opening paragraph.

Housing Element Approved for a March 9, 2016 Public Hearing

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

Amendments to the FSP:

Page 6: added title “Fair Share Housing Center (FSHC)”

Page 8: added heading for “Nassau Capitol Advisors, LLC,” “E Consult Solutions Inc.”

Clearer wording in paragraphs 2, 3, 4, and 5, continuing on in Page 9.

Page 9: consistency was requested regarding use of numbers both spelled out and provided in parentheses. COAH heading added.

JK requested explanation of “SDRP1, SDRP5, SDRP11”

Page 16: 7 rental bonus credits added to paragraph 1

Fair Share Plan Approved for a March 9, 2016 Public Hearing

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

NEW BUSINESS:

Review of Zoning Code 350-42B requested by Board of Adjustment 59 Manor resolution and letter from Attorney Schettino provided for information. Mr. McLaughlin introduced the matter that arose with the 59 Manor (Board of Adjustment) application. While it may not be possible to write a code that will address all properties, “no fence over 3 feet shall fall within the front yard setback” does not work for many corner lots. The process for this is that the Planning Board will vote to recommend a revision, the Planner will be asked to write the revision, the Mayor and Council will be asked to approve the revision. After discussion with Planner, Attorney and Board members, this matter is tabled until the next meeting so Board members can visit the property, take notice of other properties in town that may be affected, and the clerk will research how many building requests are denied by the HP Building Department regarding Zoning Code 350-42B.

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

ADJOURNED 9:13pm
NEXT SCHEDULED PLANNING BOARD MEETING
PUBLIC HEARING FOR HOUSING ELEMENT AND FAIR SHARE PLAN
Wednesday, March 9, 2016