

**Harrington Park
PLANNING BOARD MINUTES
TUESDAY, MAY 10, 2016**

The 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 APPROVAL: April 10, 2016

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

INVOICE APPROVAL: None

NEW BUSINESS

The Harrington Park Board of Education made a presentation for advisory review on a freestanding Modular Classroom Installation at the Harrington Park Elementary School to serve the NV regional III Special Education District needs, pursuant to NJSA 40:55D-31(a). The Board recommendations were as follows:

- 1) Harrington Park School District shall attempt to relocate the building and ramp to maintain the existing trees. Safeguards during construction shall be made to protect the trees and the tree roots. If the relocation cannot save the tree, the School District shall comply with the Harrington Park tree ordinance.

**Harrington Park
PLANNING BOARD MINUTES
TUESDAY, MAY 10, 2016**

- 2) Harrington Park School District to provide a brick veneer finish for the facade of the structure in lieu of the aluminum facade represented by the architect. The brick facade is in character with the existing school facilities. An elevation of the building shall be forwarded to the planning board for their review.
- 3) Harrington Park School District shall screen the mechanical units on the roof.

The Board determined that the proposed Modular Classroom Installation at the Harrington Park Elementary School is consistent with the goals and recommendation of the Master Plan, and is recommended by the Board, subject to any required state and/or federal approvals.

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

OLD BUSINESS

Mr. Hakim led a discussion on the proposed zoning changes for the water company property:

The judge has already issued an extension into July 15, 2016 and we might also get another extension after that.

Mr. Hakim explained that the various uses permitted in the ordinance are all good. Offices, Assisted Living, Independent Living, Memory Care, etc, and that it's good to have variety as an overwhelming number of single type units creates a negative impact on the town.

We should be looking for a blend of different uses and care levels because that will attract more users and create a hierarchy of care.

Mr. Hakim stated that recommendations to increase the percentages allowed in specific care level units could offer more flexibility for potential property owners.

The following is a list of the changes:

Page 1

Insert - **A. Purpose & Intent** heading, rename bullets 1,2, 3

A1 – change to lower case **use groups**

- (a) Changed from 15% to **20%** for maximum of studio units, changed minimum of Independent Living from 50% to **55%**

The definition in the Harrington Park code of AL services complies with the New Jersey code.

We may need to change our definition decrease the chance of challenges.

Harrington Park
PLANNING BOARD MINUTES
TUESDAY, MAY 10, 2016

Page 2

Add in two-bedroom units, for couple and/or siblings. Most units are 900 ft.²

Barragato noted that a handicap bathroom could be 100 ft.² so suggested increasing the minimum square footage from 350 to 450 ft.² for studios.

(c)Change maximum of Memory Care units from 20% to 25%

Mr. Barragato asked if we could find out if MemoryCare workers have a specific license.

(d)Change from 15% to 20% the maximum of Nursing units

(e)Change from 15% to 20% the maximum of Special Needs Housing units

(f)This site is generally not a good affordable housing site because there's no public transportation, shopping within walking distance, or recreational opportunities. Mayor Hoelscher mentioned that the 20% maximum number of these units is per the COAH requirement.

Page 3

(4)Delete “not to be operated for fee or hire or sale” as our approach has changed. It will probably be a for-profit facility.

B.Eliminate all conditional use, support retail as accessory, change number of satellite antennas permissible from 1 to 3.

Page 4

(4)Delete mention of lighting. Add 1 retail unit per 25 units: coffee shop, deli, hair salon; support services that are only there to service on-site residences. Perhaps even a bank. Add “the limit of time and location to be approved by the planning board.”

Page 5

E. Building height limit: is now 45 feet, add **The criteria for measuring building height: the mean of four corners is the building height.** Fix period typo. All buildings should have a minimum height of 15 feet Add “**except accessory structures.**”

Page 6

(K) Change 50 feet to 30 feet, Mr. Hakim refers to the HP Borough memo on parking.

P. (1) Delete “and no less than one stall per dwelling unit.”

Q. Delete all

No changes requested on pages 7 and 8.

Mr. Hakim recently sent the above revisions discussed to all the Board members for further review before the next meeting.

**Harrington Park
PLANNING BOARD MINUTES
TUESDAY, MAY 10, 2016**

ADJOURNED 9:40PM	Move	Second	YES	NO	Abstain
CAPAZZI			x		
ARDITO		X	X		
MAYOR HOELSCHER	X		X		
SEYMOUR-JONES			X		
McLAUGHLIN					
LEE			X		
WALDRON			X		
NAPOLITANO					
BARRAGATO			X		

ADJOURNED 9:40PM