

Harrington Park
PLANNING BOARD
REGULAR MEETING MINUTES
Tuesday, January 10, 2016

Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, THE NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

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
Michael Hakim, Planner
Anthony Kurus, Engineer
Florence Savoye, Board Clerk

December 13, 2016 Meeting **MINUTES APPROVED**

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

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Soil Movement RESOLUTION APPROVED

(with minor changes)

7 Taylor Place Block 1502, Lot 5.02 Hagopian Homes, Represented by Archie Tarpinian

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

Dr. AnnaLisa Pastore Conditional Use APPLICATION CARRIED TO FEB. 21, 2017

347 Parkside Avenue Block 1401, Lot 14 Zone R-1

HP Code 350:41 Off street parking

Represented by Richard Angowski, Esq. of OlenderFeldman, LLC

Dr. Pastore testified to the 450 sq ft. permitted for a home occupation doctor’s office on the first floor of the unattached garage. The upstairs storage area will be used for personal storage only. She has been running a Holistic Integrative practice for nine years, working Tuesday, Wednesday and Thursdays mostly during school hours, a longer day on Mondays. She sees about 30 patients per week, in a tranquil environment. The only biomedical waste is acupuncture needles which are collected in a sharps container.

Sufficient parking will be available on site so no patients will need street parking.

Approximately 3 cars at a time may be parked on site at any one time.

Proposed Hours: Mon 11:45 – 6:00PM T/W/TH 9:30 – 3PM

Dr. Pastore’s patient base is full, approximately 500 patients seen more frequently in the beginning, every 3 weeks, then every 3 months for maintenance. Once every 6 weeks may have delivery of medical and/or office supplies. She may see as many as 10 patients on Mondays, 6 – 7 patients the other days. One Medical Assistant will be the only on-site employee.

Dr. Pastore describes her patients as complex, many of whom have not found relief from previous medical treatment. A treatment plan may include recommendations regarding food, supplements, exercise or further testing. Her specialty is Chronic Lyme Disease. She does not take insurance. Some patients are disabled. Often sees patients with auto immune conditions such as rheumatoid arthritis. Often a patient will come with a companion.

Harrington Park
PLANNING BOARD
REGULAR MEETING MINUTES
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Board Certified from Yale, Resident at Columbian Presbyterian, Harvard Medical trained in Acupuncture. Patients usually find her through word of mouth, or online. She is not currently marketing her practice.

For her own personal needs, to be close to home for her children, she desires to move her practice to her home from an existing office in Tenafly. This will be the only office for her practice. She will have a small sign, according to what is allowed, near the entrance to the office.

Mayor Hoelscher motioned, and Mr. McLaughlin seconded, with the board in agreement with “Aye.”

8:27PM

Open to the Public: for questions of Dr Pastore only.

John Taronto lives right behind Dr. Pastore. Concerned those companions will wander the area while the patients are being seen. Will your husband also be practicing in this office? Doctors can also run late, so patients may be in the office later than expected. He also would like a better definition of “complex,” and will there be any drug rehabilitation patients? Dr. Pastore does not take rehab patients at this time. Dr. Pastore’s husband will not practice from this office.

Ms. Knarich informs the applicant that Dr. Pastore’s husband, also a physician, must be removed from the application if the application is strictly for Dr. Pastore’s practice.

Carol Saperstein of 334 Harriot Ave.

Questions about the plans – she will wait until the proper time.

Mr. McLaughlin motioned, and Mr. Ardito seconded, with the board in agreement with “Aye.”

8:45PM Closed to the public

The board members asked more questions: The upstairs of the garage is a guest and play area. Dr. Pastore has never needed to call an ambulance for a patient in her office.

Mr. Blake, Architect, of 155 N. Washington Ave. in Bergenfield sworn in by Ms. Knarich and called to testify regarding amendments from original site plan by Hubschman engineering. Mr. Hubschman is not able to attend.

Exhibit A1 Plans dated December 30, 2016, revised January 3, 2016

The borough engineer and planner have not had time to review these plans as they were delivered without ample time for review.

The Board agrees to carry the application to the February 21, 2017 meeting to allow Neglia Engineering and Hakim Associates to review the recently received plans and any other new materials. No further notice required. Ms. Knarich requests hard copies of the plans. Email delivery is not acceptable. Chair Capazzi informs the public they will not receive additional

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Tuesday, January 10, 2016

notice, so they must return on February 21, 2017 at 7:00PM if they want to hear more about the application.

Mr. Waldron recused himself and took a seat in the audience. Ms. Knarich stated the purpose of the meeting is to deem the application incomplete, conditionally complete, or complete.

Mr. Anthony Kurus of Neglia Engineering testifies after having been sworn in by Ms Knarich. The Engineering Completeness Review of December 8, 2016 is presented. Mr. Kurus states the applicant has filed a Major Soil Movement application and fulfilled the other requests made in the review, or waivers will be accepted.

Ms. Knarich swears in Mr. Hakim of Hakim Associates, 68 Dean St., Harrington Park presents the December 8, 2016 Completeness Review from Planning /Landscape Perspective review of the subdivision and site plan. He finds the application conditionally complete, requiring a firm commitment from Allegro regarding the affordable housing contribution. The number of affordable housing units and the number of Medicaid beds to be contributed, on-site and offsite should be determined. Every bit of information will go directly to the Special Master and Judge Toskos will review all COAH items. Mr. Hakim estimates 20 to 26 units, some on-site, and some offsite. He feels the Borough needs a commitment upfront based on 15% of the 175 units. He states 15% is the current standard being used. Conditions 1, 2, and 3 need to be met. Ms. Knarich and Mr. Hakim agree that they all want the application to continue moving forward.

Mr. Podvey testifies that he has handled four or five applications with the "moving target" of COAH before. 10% Medicaid units is the state regulation; therefore there will be nine or ten Medicaid units in the facility. He states he has never had the affordable housing issue as a condition.

Allegro has been negotiating with United Way, who has done approximately 10 projects in Bergen County. There is a monetary commitment for the project at the Schraalenburgh property. Mr. Podvey points out that non-profit organizations have a different pace of doing business, so no guarantees can be made about timing. We're committed to the first price, which I will not go into right now.

He mentions that by February 21, 2017 we will have enough before us to see that Allegro is moving forward in good faith. Mr. Podvey states that with the United Way, Allegro, the Special Master, and the DEP are all players involved in this application. There are even more parties than normal due to the DEP being involved because of the reservoir. Ms. Knarich requests the DEP document emailed to her. She requests the review by the HP Construction Official be entered into the record. He couldn't be here, so she expects more reports from HP departments as we move forward: Fire, Ambulance, Health, Police, Environmental Commission, and DPW.

Mr. Hakim has been speaking with United Way regarding the DEP report on the Schraalenburgh property. The seller is committed to any clean up necessary; he is a motivated seller.

Harrington Park
PLANNING BOARD
REGULAR MEETING MINUTES
Tuesday, January 10, 2016

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CAPAZZI			X		
ARDITO		X	X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES			X		
McLAUGHLIN	X		X		
LEE			X		
WALDRON					RECUSED
NAPOLITANO			X		
BARRAGATO			X		

The applicant will re-notice for the next meeting on February 21, 2017.

Mr. McLaughlin motions and Mr. Ardito seconds with the board in unanimous agreement with an “Aye.”

Master Plan Amendment dated December 19, 2017 presented by Mr. Hakim

The amendment elevates the industrial area standards for environmental quality and compatibility with surrounding land uses. It will allow more than one building on a site, affordable housing units on all floors in the I -1 zone, and update the requirements to contemporary standards and regulations. The Planning Board has found that this amendment will promote development and redevelopment, assist in the protection of natural resources and be consistent with other municipal objectives, including providing affordable housing, recommending that the Governing Body proceed with the preparation and adoption of new zoning ordinance regulations for the I-1 zoning district.

Master Plan Amendment Hearing set For the March 14, 2017 Planning Board Meeting

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

Meeting closed to the public at 9:36 PM

Harrington Park
PLANNING BOARD
REGULAR MEETING MINUTES
Tuesday, January 10, 2016

Mr. Hakim delivers a report about the case management case which was attended by the Mayor Hoelscher, Mr. Hakim Mr. Dick Dineen and Ms. Knarich. The immunity from Builders Remedy for Harrington Park has been extended until April 2017. Another meeting was set for March 16, 2017.

Mr. McLaughlin motions, and Mr. Ardito seconds, the board agrees with an “Aye” to re-open the meeting

9:41 PM meeting open to the public

With no more questions Mr. McLaughlin motions and Mr. Ardito seconds, and the rest of the board agrees with an “Aye” to adjourn the meeting.

ADJOURNED 9:43 PM