

WEDNESDAY, FEBRUARY 14, 2018

WORK SESSION

Mr. Madaio called the meeting to order at 7:35 p.m. The following statement was read:
Pursuant to The Open Public Meeting Act P.L. 1975, Chapter 231, proper notice of this meeting has been provided by fax and mail to The Record and The Ridgewood News on December 16, 2017 at which time the date, time, place and purpose of the meeting was set forth and notice was posted on the official bulletin board in the Borough Hall.

Present: Mayor Minichetti, Mr. Preusch, Mr. Donato, Mr. Richardi, Mr. Bakal, Mr. Jacobs, Ms. Schaum, Mr. Virgona (arrived 7:45 p.m.)

Absent: Mr. Polizzi, Councilman DeBerardine, Ms. Miller, Mr. Bonjuklian

Also Present: Mark Madaio, Esq, Planning Board Attorney
Kevin Boswell, PE, Boswell Engineering, Borough Engineer
Joseph Burgis, PP, Burgis Associates, Borough Planner

DISCUSSION

1. Tree House Ordinance (*Continued Discussion*)

Mr. Burgis advised a “Tree House Ordinance” was not necessary as code restrictions are already provided in the Ordinance governing accessory structures.

Discussion followed regarding the definition of accessory structure. Members suggested amending the existing Ordinance to specifically include “tree houses”.

Mayor Minichetti advised the Board’s suggestion will be presented to the Mayor and Council for their consideration.

2. Land Use Plan

Mr. Burgis provided a brief overview of the 2018 Land Use Element component of the Borough’s Master Plan and the efforts to address its affordable housing obligation. Mr. Burgis discussed proposed amendments to the Master Plan regarding the Scarce Resource Site located on East Saddle River Road.

Mr. Madaio advised a review of the proposed amendments would be heard by the Board at a Public Hearing scheduled to be held Wednesday, February 28, 2018 at 7:30 pm.

APPROVAL OF MINUTES: January 25, 2018.

A motion by Mr. Preusch to adopt the minutes of the January 25, 2018 meeting seconded by Mr. Richardi was unanimously approved by all Members present.

RESOLUTION (*Memorialization*)

1. Variance Application of **David Mattiace** **APPROVED**
368 Lake Street – Block 1205 – Lot 8
(Right Side Yard Setback/*New Detached (2) Car Garage/Seepage Pit*)

Mr. Madaio reviewed the Resolution. A motion by Mr. Bakal to adopt the Resolution as presented seconded by Mr. Donato.

Roll Call:

Ayes: 4 Mr. Donato, Mr. Preusch, Mr. Richardi, Ms. Schaum

ADJOURNMENT

A motion by Mr. Preusch to adjourn the Work Session Meeting seconded by Mr. Richardi was unanimously approved by all Members present. Meeting adjourned at 8:10 p.m.

REGULAR MEETING

Mr. Virgona called the meeting to order at 8:15 p.m. The following statement was read: Pursuant to the Open Public Meetings Act P.L. 1975, Chapter 231, proper notice of this meeting has been provided by fax and mail to The Record and The Ridgewood News on December 13, 2017 at which time the date, time, place and purpose of the meeting was set forth and notice was posted on the official bulletin board in the Borough Hall.

PLEDGE OF ALLEGIANCE

Present: Mr. Virgona, Mayor Minichetti, Mr. Preusch, Mr. Bakal, Mr. Donato, Mr. Jacobs, Mr. Richardi, Ms. Schaum

Absent: Councilman DeBerardine, Mr. Polizzi, Mr. Bonjuklian, Ms. Miller

Also Present: Mark Madaio, Esq. Planning Board Attorney
Kevin Boswell PE, Boswell Engineering/ Borough Engineer
Joseph Burgis, PP, Burgis Associates/Borough Planner

CORRESPONDENCE

1. After reviewing a letter from Harold Cook Esq, dated February 5, 2018, Mr. Virgona announced the application of **George Otras – 63-69 Eagle Rim Road- Block 705 – Lots 2 & 3** has been carried to the March 14, 2018 at 7: 30 p.m.

ANNOUNCEMENT:

Mr. Virgona announced the Thursday, February 22, 2018 Planning Board Meeting has been rescheduled to Wednesday, February 28, 2018 at 7:30 p.m.

PUBLIC HEARING

1. Application of **Housing Development Corp. of Bergen County (Cont'd from January 10, 2018)**
570 Route 17 North – Block 1002 – Lot 4.02

(Preliminary & Final Site Plan Approval w Variances, Soil Moving/46 Low & Moderate Income Senior Housing Units/24 Low & Moderate Income Adult Special Needs & Veteran Housing Units)

Mr. Madaio counseled the record is to reflect Mayor Minichetti recused herself from this application and stepped down from the dais.

Holly Schepisi Esq, representing the applicant, advised the Plans have been revised in response to comments of the Board, submitted and identified: **A-1 – 2.14.18** prepared by Costa Engineering revised January 12, 2018; Landscape Plan, Sheet 7 of 10; Colorized Version of Landscape Plan , Sheet 7 of 10 dated January 12, 2018.

Robert Costa, PE, remaining under oath, testified the Plans have been revised reflecting the following changes: relocation of the generator and transformer to the front of the building; inclusion of corrected zoning table; the rear yard setback has been provided at 445 ft. requiring a variance as calculated in the Boswell review letter. The Landscaping Plan clarifies the proposed landscaping along the east, north east and west sides of the development consisting of additional evergreen trees and other vegetation as well as shade trees between to provide a full screening to the neighboring properties.

A motion by Mr. Jacobs to open the Hearing to the public regarding the testimony provided by Mr. Costa seconded by Mr. Richardi.

Mary Mitsinikos, 48 Pine Hill Drive – duly sworn, questioned the location of the setback line and the distance to her property. In response, Mr. Costa testified 445 ft.

Joseph Cadillac, 68 Brook side Drive – questioned the evergreen plantings along the southerly portion of the site. In response Mr. Boswell advised it is a fully approved plan for the Porcelanosa site and is not part of this application.

Kurt Verheilg LA, reviewed a rendering of the proposed fencing depicting a 4 ft. and also a 6 ft. fence, submitted and identified **A-17**. Mr. Verheilg testified in an effort to reduce how much of the rear elevation of the building is perceived from the neighboring properties, evergreen trees will be planted in front of the wall. In response to the Board's comments, the bays and gables at the southern portion of the building on the left side have been adjusted to be more symmetrical creating a little more separation and interest.

Discussion followed. Board Members were in agreement with the applicant providing a 6 ft. fence.

Ms. Schepisi, referencing the Fire Prevention Review Letter dated February 13, 2018, advised the applicant will work with the Planner and Engineer to ensure any items that need to be addressed will be done.

Mr. Virgona suggested draft stoppers be added to the attic plans as a level of safety.

A motion by Mr. Richardi to open the Hearing to Members of the public for questions regarding Mr. Verheilig's testimony seconded by Mr. Donato.

Chris Mitsinikos, 48 Pine Hill Drive, questioned the distance of the proposed walls to the building; and the possibility of providing a screen to keep the lighting at bay. In response, Mr. Verheilig testified the distance is 26 ft; the garage can be equipped with lighting sensors.

Matt Herold, 2 Secor Road, questioned the current proposed height of the building at the rear. In response, Mr. Verheilig testified it is 54.6 ft. measured to Code.

Chris Mitsinikos, 48 Pine Hill Drive, questioned where the trees are being planted in relation to the wall. In response, Mr. Verheilig testified the trees are in front of the fence and part of the wall.

Ms. Schepisi advised the applicant will work with the Borough Engineer regarding the height of the trees at planting. Mr. Burgis advised he will have a landscape architect on his staff review the plantings.

Mr. Costa testified he will make recommendation to plant trees before completion of the project in order to provide as much buffering as possible.

Joseph Cadillac, 68 Brookside Drive, questioned if the 6 ft. fence was a privacy fence. In response, Mr. Verheilig stated yes.

With no additional comments from the Board or public, Mr. Virgona closed that portion of the Hearing.

Ms. Schepisi advised testimony supporting why the variances should be granted has concluded and respectfully requested the Board approve the application as presented.

Mr. Boswell commented the color of the retaining wall should be a consideration when planting, as everything should blend.

Mr. Burgis commented as per the requested variance for height, from a planning perspective, the characteristics and physical constraints of the property should be weighed in the Board's deliberation.

A motion by Mr. Richardi to open the Hearing to the Public regarding the application seconded by Mr. Donato.

Joseph Cadillac, 68 Brookside Drive, questioned where lighting would be provided on the backside of the building. In response, Mr. Costa testified there is no outdoor lighting on back of the building.

Ms. Schepisi advised it is agreed on record, the lighting will be re-evaluated at the end of one year and adjustments will be made if necessary.

With no further comments from the Board or public, Mr. Virgona closed the Hearing.

A motion to approve the application by Mr. Donato seconded by Mr. Bakal.

Roll Call

Ayes: 7 Mr. Donato, Mr. Bakal, Mr. Preusch, Mr. Richardi, Mr. Jacobs, Ms. Schaum, Mr. Virgona.

ADJOURNMENT

A motion to adjourn by Mr. Richardi seconded by Mr. Jacobs was unanimously approved by all Members present. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Linda Marmora
Clerk