

CALL TO ORDER:

This meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Robin Malley, Chairwoman	Present
Barbara Bushell, Alt 2	Present
Dianna Cereijo	Absent
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco, Alt 1	Present
Gary Menze	Absent
Lynda Picinic	Absent
S. Robert PrinciOTTO, Esq.	Present
Anthony Kurus, Engineer	Not requested
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

BOARD DISCUSSION

Mr. PrinciOTTO stated that the purpose of this meeting is to review the revise Draft Master Plan Recommendations and to obtain comments from Zoning Board members and to include the Board in the process. Mr. PrinciOTTO stated that the Master Plan will be voted on by the Planning Board and the Mayor and Council will vote on any zoning changes needed to implement the Master Plan.

Ms. Leheny, Board Planner, reviewed changes to the draft Master Plan which included addressing residential issues with pool houses and generators and re-zoning in areas with many non-conforming lots. Ms. Leheny also reviewed recommendations to address concerns regarding wireless telecommunications and houses of worship which are governed and regulated by the Federal Government to make sure our Ordinances match Federal requirements. Draft recommendations included coordinating efforts with neighboring municipalities and considering additional housing for seniors.

Ms. Leheny discussed creating an overlay for the Egg Farm property to consider townhouses for seniors with a density of 4 per acre. It was noted that this property is on Overlook Drive and backs up to the Garden State Parkway. Ms. Leheny also noted that density at The Gables was 6 and density at Stonewall Court was 5.

Ms. Leheny stated that the recommendations include expanding existing Design Standards and guidelines to promote consistent architecture and design. This Design Standard keeps the residential character of neighboring properties by requiring pitched roofs, setbacks, protecting views of the reservoir.

Ms. Leheny reviewed the revised recommendations for the Broadway Corridor to include using Redevelopment Law only at 126 Broadway, combining the S-O and B-1 zones and amending number of stories, height and density for this zone. Ms. Leheny noted that new structures would be subject to the existing design guidelines which would be respectful of the residential character of this zone.

Ms. Leheny noted the potential for large lots becoming available for redevelopment and reviewed the recommended guidelines for the borough which include providing a variety of housing. Ms. Leheny noted that the recommendations also noted that these properties should not be completely residential to allow for ratables.

Ms. Bushell questioned the recommendation regarding for religious uses.

Ms. Leheny stated zoning for houses of worship should be reviewed to make sure that it complies with RLUIPA and Federal guidelines.

Ms. Hembree questioned if religious institutions would be allowed in other zones.

Mr. Princiotta stated that the Master Plan provides recommendations. The Mayor and Council will consider ordinances to update zoning.

Mr. Kaufman stated that he was in favor of re-zoning non-conforming lots.

Mr. Maniscalco questioned if anything was recommended regarding solar panels and other renewable energy.

Ms. Leheny agreed that renewable energy, including charging stations, should be addressed. Ms. Leheny stated that some State requirements have been established requiring charging stations in certain situations.

Public Session

The meeting was opened to the public on a motion from Ms. Bushell, seconded by Mr. Maniscalco, and carried by all.

The phone number was provided to the public to call in with any questions or concerns. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

Ms. Levine stated that she was glad that Affordable Housing requirements have been met and is glad that these sites are “free standing”. Ms. Levine questioned if we can require this same model for Affordable Housing and not allow developers to build large developments with a percentage of the property designated as affordable housing.

Mr. Princiotto stated that this is a question for the attorney for affordable housing. Mr. Princiotto stated that any new development with over 5 new units has to provide affordable housing. He is not sure if it can be legally required to be as requested.

Mr. Couto reviewed Affordable Housing densities on North Broadway to be 6.6 units per acre. He recommended market rate plans be lowered to 6. Mr. Couto stated a concern that if a density of 10 is proposed, then variances requested will be higher and only go up from that recommendation.

Ms. Borrelli stated a concern with the proposed density of 10 on Broadway. Ms. Borrelli stated that there is approximately 20 acres on Broadway and if current owners are incentivized to put 10 units that this could have a snowball effect and lead to a lot of apartments. Ms. Borrelli questioned why the Egg Farm density was lowered to 4 vs. a recommendation of a density of 10 for Broadway. Ms. Borrelli questioned why townhomes for seniors weren’t recommended for Broadway noting that seniors could walk to stores nearby. Ms. Borrelli stated that residents would not be able to walk anywhere by the Egg Farm.

Ms. Appelle noted the density of 4 proposed at the Egg Farm and questioned if this is spot zoning. Ms. Appelle stated a concern that the rest of town would have to pick up Affordable Housing for the Egg Farm.

Ms. Leheny stated that the recommendations include an overlay zone for the Egg Farm and that the underlying R-30 zoning would remain. Ms. Leheny noted that if consistent with the Master Plan then it is a harder burden to prove spot zoning.

Ms. Appelle stated that 62 Broadway was used as a benchmark but that this property has a huge parking lot. This type of parking would not be available to most other Broadway properties. Ms. Appelle questioned if the 40 foot height recommendation included roof top equipment and stated that you can go over 10% over 40 or 43 feet without a variance.

Ms. Leheny clarified that variances would be needed for over 40 feet and there are two different types of variances, C or D, depending on height requested.

Ms. Chen, Board Planner, noted that these are recommendations and the Mayor and Council would need to adopt ordinances to change zoning.

Ms. Taylor stated that seniors do not want townhouses because the stairs present an issue with safety and mobility.

Ms. Leheny agreed with Ms. Taylor and noted that recommendations would be for stacked flats. These developments look like townhomes but are one level.

Ms. Offer questioned if recommendations would allow residences on the first floor of a commercial building and noted a safety concern if it was allowed.

The meeting was closed to the public on a motion from Mr. Kaufman, seconded by Ms. Hembree, and carried by all.

Mr. Kaufman thanked Ms. Leheny for her time and effort and stated that the examples provided helped to explain the recommendations.

Mr. Maniscalco asked for clarification of the recommendation for the gas station on Broadway.

Ms. Leheny stated that the recommendations for the gas station are to have a study done to see if it can be considered an Area in Need of Redevelopment. This process will originate with the Mayor and Council. Ms. Leheny stated that tax incentives could be considered to help with the remediation which is probably necessary at this site.

The meeting was adjourned on a motion from Mr. Kaufman, seconded by Mr. Maniscalco, and carried by all.

Respectfully submitted,

Meg Smith