

PLANNING BOARD MEETING MINUTES

Regular Meeting was called to order by Chairman Pizzo at 7:00pm.

Open Public Meeting Notice was read by Chairman Pizzo, noting that all postings, filings and emailing's took place on January 18, 2017.

Pledge of Allegiance / Moment of Silence was led by Chairman Pizzo.

Roll Call was taken by Board Secretary Ms. Bucci - Members in attendance:

Chairman Pizzo, Vice-Chair Cassidy, Mayor Riley, Deputy Mayor Van Noord, Township Manager Tomczyk, Alt#1 Ms. Sarcone, Ms. Ingravallo, Mr. Cortese, Ms. Conte, Alt#2 Mr. Allen. Absent: None

Professionals in attendance:

Joseph Petrongolo – Board Planner, Christopher Norman - Board Solicitor, Gerry Bucci - Board Secretary.

Board Professionals were sworn in by the Planning Board Solicitor Mr. Norman: Mr. Joseph Petrongolo.

Chairman Pizzo announced Eastern Development SP#7646A is off the agenda and will not be heard tonight, and is carried to the November 9, 2017 Planning Board Meeting.

Adopting Minutes:

Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to approve the regular meeting minutes of September 14, 2017, and Vice-Chair Cassidy seconded the motion. All present were in favor, except Alt #1 Ms. Sarcone who abstained, and the motion was carried.

Resolution(s)

Maximus Land Development, Avianna Estates, SD#701, R-3 Zone, 663 Walton Avenue, Block 601 Lot 3.02, Major Final Subdivision, Resolution R-2017-20. Chairman Pizzo called for a motion and Vice-Chair Cassidy made a motion to approve resolution R-2017-20, and Mr. Cortese seconded the motion. All present were in favor, except Alt #1 Ms. Sarcone who abstained, and the motion was carried.

Temporary Use Permit:

FAIR SHARE HOUSING DEVELOPMENT, INC., 17-73-08, SD#460A, 1 Ethel Lawrence Blvd, Block 601 Lot 35, R-3 Zone, is requesting a Temporary Use Permit for 1 Temporary Office Trailer 1,584 Square feet to be located near the North West edge of the property to remain for 12 months until October 12, 2018 for the purpose of education for the children. Mr. Damien Del Duca, attorney for the applicant, explained the Ordinance 2017-6 and the use of the Trailer. Mr. Peter O'Connor of Fair Share Housing Development was sworn in by Board Solicitor Mr. Norman. Mr. O'Connor discussed the prior approvals of the development and the expansion of Ethel Lawrence III. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve the trailer 17-73-08 to be on site until October 12, 2018 with the condition that escrows are paid, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

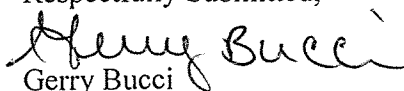
Public Hearing:

Reexamination of the Master Plan and Master Plan Amendment prepared September 29, 2017 by Remington and Vernick Engineers. Board Planner Mr. Petrongolo explained the reason for the re-exam. Board Secretary Mr. Bucci explained the notices were sent to the surrounding Municipal Clerks on September 25, 2017 and the notice was published in the newspaper on September 28, 2017, more than 10 days in advance. In accordance with Section 40:55D-89 of the MLUL, Mr. Petrongolo reviewed the findings and objectives of the re-exam. Mr. Petrongolo reviewed the Master Plan Recommendations, the Development Regulations Recommendations (Ordinance Recommendations), the Rezoning within the PUD, the Redevelopment Area and potential areas for redevelopment or rehabilitation. Mr. Petrongolo noted that the 2006 Master Plan is still viable. Chairman Pizzo open the public portion at 8:10; seeing none, closed the public portion. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to continue this Public Hearing to the November 9, 2017 Planning Board Meeting, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alteration File SP#6547B, which was approved. Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #8044, #8045, and #8047, which were approved by the Construction Official.

Chairman Pizzo called for a motion to adjourn, and Ms. Conte made a motion to adjourn at 8:14pmpm, and Deputy Mayor Van Noord seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,



Gerry Bucci  
Planning Board Secretary

Adopted On: 11/9/17