

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Tuesday, August 18, 2020 at 7:30 p.m., via teleconference.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio (was on call, but could not be heard), Mr. Compitello, Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco, Mayor White and Mr. Cook - PRESENT Mr. Browne, Mr. Hickey, Mr. Verile, Mr. Mazzone, Mr. Camporeale - ABSENT
Also present were Anthony Cialone, standing in for Board attorney and Gary Paparozzi, Board planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. NEW BUSINESS

A.) Site Plan Waiver Application – TheSize Surfaces, SL 270 Market Street, Block 512, Lot 2

Corey Klein, attorney for the applicant – The applicant is requesting that the Board carry the application without further notice to the public to the next meeting. We are willing to waive the statutory time frame for the Board to take action.

Mr. Paparozzi – I could not find the information I requested in the application.

Mr. Klein – It's in the rider to the Site Plan Waiver application.

Mr. Paparozzi – Where is the portion of the building your client wants to use? What is the size of the office space they will use? How many employees will they have? What are the hours of operation? I need this information to calculate the parking requirement.

Mr. Klein – There will be 20 employees. The hours will be approximately 6:00 a.m.- 8:00 p.m. seven days a week. We will provide a drawing showing the portion of the building we intend to use at least 10 days before the next meeting.

Mr. Paparozzi – I would also like to see the office space, including the ingress and egress.

Mr. Klein – We will get the information to Board well in advance of the next meeting. Will next month's meeting be in person or by teleconference?

Mr. Maniscalco – The public should be able to come in and ask questions. I think they should give the public notice again.

Mayor White – I agree. Residents need to be able to voice their opinion. I think the applicant should renote.

Mr. Compitello – I also agree.

Ms. Kapner – I will arrange to have the meeting on September 15, 2020 at The Senior Center.

B.) Review and Recommendation Ordinance #1687-20 and #1688-20

Mayor White – These two ordinances follow through on our Affordable Housing Settlement. The Township planner, Mazer Consulting, wrote the ordinances. One is making an overlay zone; the other is rezoning for affordable housing. Our attorney can explain in more detail.

Mr. Cialone – These ordinances are the blueprint for enacting the settlement for the Mt. Laurel issues in the Township. Ordinance 1687-20 adopts a new section to the Affordable Housing ordinances and creates four overlay districts. There are specific lots in the overlay zone. An overlay zone actually lays an additional use on top of existing uses. The AHOZ-1 Affordable Housing Overlay Zone overlays the TH-3 district for the specific blocks and lots listed and that specifically permits strictly residential dwellings for affordable housing. AHOZ-2 and AHOZ-3

are overlays of the B-2 district which permit commercial units on the first floor and residential use above. AHOZ-2 allows for two floors of residential above commercial uses; AHOZ-3 allows for one floor of residential above commercial uses. The last one (AHOZ-4) is an overlay of the O-MR zone district which permits commercial on the first floor and residential above. The second ordinance 1688-20 is just an amendment to one section of our ordinance, Chapter 206-9.43.1. That has 2 changes. It changes the set-asides for affordable housing, in conformance with the settlement of the lawsuit and it updates the language to indicate that all affordable housing has to comply with the 2015 NJ Supreme Court decision, as well as COAH second round rules. Any zoning ordinance that the mayor and Council are seeking to enact has to come to the Board for review, and then recommendations are sent to the mayor and Council. It is the Board's job to determine whether the zoning ordinances are substantially consistent with the land use plan element and the housing element of the Master Plan.

Mr. Paparozzi – These are in line with the decision the Board made a few of months ago. I think the Township is trying to comply and put as much as they can, where they can, which is a good idea.

Mr. Cialone – Last year the Township adopted amendment to the Master plan, specifically the Affordable Housing Plan Element, which is also in conjunction with the settlement, so I would assume this is all consistent with the Master Plan. As indicated in Mr. Lo Dico's letter, these ordinances are up for a second reading on September 3, 2020. What we would propose is that my office be authorized to write a letter of recommendation back to the mayor and Council recommending the adoption of these ordinances, and that the Board found them to be consistent with the Master Plan, pending the Board's decision and any recommendations the Board may want to make.

Mr. Compitello made a motion; seconded by Mayor White to send a letter finding the ordinances consistent with the Master Plan and that the Board has no recommendations or comments.

VOTE: Mr. Compitello, Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco, Mayor White and Mr. Cook - YES

5. RESOLUTIONS

Councilman Gierek made a motion; seconded by Mr. Maniscalco to adopt the resolution of approval for Township of Saddle Brook, 55 Mayhill Street, Block 801, Lots 5.02 & 5.03.

VOTE: Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco and Mayor White - YES

Councilman Gierek made a motion; seconded by Mr. LaGuardia to adopt the resolution of approval for John P. Fontana, 222 Floral Lane, Block 1502, Lot 1.

VOTE: Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco and Mr. Cook – YES

Mr. Maniscalco made a motion; seconded by Mayor White to adopt the resolution of denial for 281 President Street, LLC, 287 President Street, Block 105, Lot 11.02.

VOTE: Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco and Mayor White - YES

6. MINUTES

Councilman Gierek made a motion; seconded by Mr. LaGuardia to adopt the minutes of the July 28, 2020 meeting. VOTE: Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco, Mayor White and Mr. Cook - YES

7. CORRESPONDENCE

Mayor White made a motion; seconded by Councilman Gierek to accept and file the communications. All in Favor - YES

8. VOUCHERS

Mr. Compitello made a motion; seconded by Councilman Gierek to pay the following vouchers, provided funds are available:

Carroll Engineering, 07/28/20, Planning Board Services, \$223.50

Carroll Engineering, 07/28/20, 281 President St., LLC, \$149

Basile Birchwale & Pellino, 08/03/20, Fontana, \$375

Basile Birchwale & Pellino, LLP, 08/03/20, 281 President Street, LLC, \$375

Beth Calderone, 08/017/20, Court Reporter for 07/28/20 meeting, \$350

Paparozzi Associates, 08/17/20, 281 President Street, LLC, \$461.02

All in Favor - YES

9. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Mr. Compitello a motion; seconded by Mr. Councilman Gierek to open the meeting to the public.

All in Favor - YES

No public participation.

Mr. Compitello made a motion; seconded by Councilman Gierek to close the meeting to the public. All in Favor - YES

9. ADJOURN

Mr. Compitello made a motion; seconded by Councilman Gierek to adjourn the meeting. All in Favor - YES

Meeting adjourned 8:20 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary