

## **Work Session of November 4, 2013**

Brent Pohlman called the meeting to order at 7:00 pm.

Roll Call: Chairman Pohlman, Amy Hummerstone, Larry Metzger, Joan Fragala, Joseph Mele, Oliver Wilhelm, Amy Lefkowitz, Deputy Mayor Trawinski Absent: Daniel Furphy, Peter Kortright

### **Conceptual application - 169 Lincoln Avenue**

Anthony LaRusso stated he would like to put a fence up for several reasons. It will give the neighbor more privacy as headlights can shine into the neighbor's property. Also, the neighboring property is rather run down. They are proposing a fence just on one side. There are evergreens on the rear and other side but this strip is too narrow for plantings. Deputy Mayor Trawinski asked about the line of sight. Mr. LaRusso stated that the fence is only going to the end of the building. Board Engineer Morris recommended six feet from the property line. The chain link fence that is old and bent will be removed. Deputy Mayor Trawinski stated that anything that improves that area would be significant. It was the unanimous consensus that this matter is diminimus and does not require Planning Board approval. The Board Secretary was asked to send a memo to the Building Department so stating.

### **Conceptual application - 8-14 Saddle River Road**

Ms. Hochkeppel explained that the Borough Engineer has recommended that he review the ADA ramps, etc., and approve them administratively if they do not affect the site or send them to the Board if they do. It was the consensus of the Board to follow this procedure in the future.

Christopher Daugherty, Architect, explained that the ramp is in a straight line and does not interfere with any of the parking spaces. They were also constrained a bit by the PSE&G meter. It was the opinion of the Board that this matter was diminimus and should be referred to the Borough Engineer. No further action shall be taken by this Board.

### **Conceptual application - 11-02 River Road**

Nick Kuiken explained that he was seeking a generator for emergency use. It is a residential style generator. He explained that they do not have a backyard. The proposal is to put it on the Sixth Street side. Chairman Pohlman asked about screening, and Mr. Kuiken explained that they would put plantings on the residential side. Deputy Mayor Trawinski explained that this type of generator is enclosed and shrubbery should be sufficient. Other locations were discussed. Mr. Kuiken explained that the gas meter and electrical meter are on that side of the building. Larry Metzger asked about the testing, and Mr. Kuiken explained

that they can program it for once a week for 20 minutes at any time. The Board suggested that it be tested during normal business hours. The noise was discussed and it was explained that it does not make any more noise than a normal air conditioner. Deputy Mayor Trawinski stated that he does not have a problem with this particular generator since it is enclosed. Chairman Pohlman noted that the applicant has indicated his willingness to screen the generator. It was the unanimous consensus of the Board that this matter was diminimus and did not require formal Board approval.

### **Review of the Master Plan**

Cheryl Bergailo indicated that it contains an overview of the types of uses in town, the number of residential zoning districts in the Borough and a description of the different districts. There are recommendations sprinkled throughout such as the R-1-1 zone on Saddle River Road by the County Park be rezoned R-1-3. This recommendation was made in the 1992 master plan and is still valid. Cheryl explained the land use zone map showing properties recommended to be rezoned. Deputy Mayor Trawinski suggested that the committee also take a look at a proportionality ordinance and also review the Oceanos property whether it is reasonable to allow this use to expand with sensitivity given to the surrounding residential neighbors. Deputy Mayor Trawinski also commented that there should be a widening of Saddle River Road for a deceleration lane coming off of Route 208.

Cheryl Bergailo explained that none of the B zones permit residential uses and there are reasons to allow them in the B zones. Cheryl Bergailo also explained that the I-2 zone where CVS and AutoParts store are located should be rezoned from I-2 to B-1 to better reflect the uses. The approved senior housing complex should also be rezoned to reflect that use. She went over various recommendations for rezoning. Deputy Mayor Trawinski pointed out that the intersection at River Road and Maple Avenue is being redone.

Cheryl Bergailo reviewed the special study areas. Cheryl Bergailo then explained the Route 208 corridor north of Fair Lawn Avenue which is based upon the corridor study of 2007. She explained that they are recommending some overlay zones in this area. The industrial zones are very restrictive and the overlay zones would allow other uses. Bonuses are recommended for developments that receive LEED accreditation. The Broadway Special Improvement District was also discussed. Three story buildings could be added as a conditional use in the area. Parking recommendations were also discussed. Ms. Bergailo also explained the River Road Improvement District. Most of the recommendations were satisfied but some are still valid. Shared parking was also recommended.

Deputy Mayor Trawinski mentioned the river walk and explained the properties the borough has acquired. He suggested a greater emphasis on the river walk since it has several benefits to the Borough.

Ms. Bergailo reviewed the community design guidelines and land development code recommendations. There are several recommendations for changes to the ordinances. Ms. Bergailo highlighted several of the recommendations. There is a recommendation for several changes to the sign regulations as well. Ms. Bergailo explained that some of the changes made to Broadway should be adopted borough wide. Some of the streetscapes are suffering so they have made recommendations relative to the plantings and types to be used. There are recommendations relative to parking requirements.

Larry Metzger asked why another 40 foot building in Radburn is recommended. Ms. Bergailo explained that the corner is underutilized. Chairman Pohlman stated he thought the original idea was to have a sister building. Oliver Wilhelm stated that it is a sense of four corners, and the Borough only has one. This is the corner that can be dealt with. The other two are very difficult.

Vice Chairman Mele stated that he thinks they should concentrate on implementing many of these suggestions rather than creating a document and putting it on the side. Chairman Pohlman suggested that priorities be made. Deputy Mayor Trawinski suggested that the Board lead the Council in implementing these suggestions. Ultimately, the Council will make the policy call but suggestions should be made by the Board.

### **Conceptual application - 11-26 Saddle River Road**

Jeff Morris noted that he spoke with the engineer but they did not implement the suggestions. Chairman Pohlman stated that the applicant did not implement their suggestions and did not explain why they did not. They are taking out the only way to get from the front to the back of the building and encroaching the side yard. It is debatable whether it will work because it is so narrow. It was unanimous consensus that the Board's specific concerns were not addressed, and it would not be approved.

### **Approval of minutes**

Upon motion by Amy Lefkowitz and a second by Larry Metzger, the minutes of the work session of October 7, 2013, were unanimously approved. AYES: Amy Hummerstone, Oliver Wilhelm, Amy Lefkowitz, Joan Fragala, Larry Metzger, Amy Hummerstone, Chairman Brent Pohlman

## **Adjournment**

Upon motion by Joseph Mele and a second by Larry Metzger, the meeting was unanimously adjourned at 9:00 p.m.

Respectfully submitted,

Cathryn Hochkeppel  
Secretary of the Planning Board