

WORK SESSION OF March 8, 2010

The meeting was called to order by Chairman Peter Kortright at 7:00 P.M.

The notice of the Open Public Meetings Law was read.

Roll Call: Present: Chairman Peter Kortright, Todd Malkin, Joseph Baladi, Phillip Cassidy, Larry Metzger, Deputy Mayor Lisa Swain, Kenesha Brathwaite, Baruch Gadot, Scott Osback, Amy Hummerstone, Absent: Barry Winston

Also present: Board Attorney Douglas Bern, and Board Secretary Cathy Hochkeppel, Planner Cheryl Bergailo.

Ordinance No. 2173-10 Clairant Property

Cheryl Bergailo explained that this ordinance is consistent with the affordable housing plan for the Borough. The affordable housing component is sprinkled throughout the development. This is intended to be an incentive for development. There was some concern about the permitted height as this is in a residential area. She explained the river walk that is proposed. Joseph Baladi explained that public access must be granted by the property owner. Larry Metzger had concerns about building on the flood plain where housing can be located. Ms. Bergailo explained that there are many rules a developer would be required to comply with. Phil Cassidy asked about homeowners association whether the developer is going to provide a meeting area. Ms. Bergailo stated that the issue was beyond the Board's jurisdiction. It was also noted that there maybe a conflict with the overnight parking ordinance if they are privately owned. Scott Osback asked about assessing for fire equipment and off street improvements. Ms. Bergailo explained the limitations. Ms. Bergailo also explained the proposed traffic slow. There was some concern about fire safety. Ms. Bergailo assured the Board that anything that is built will meet current fire code and be safer than many existing buildings. Ms. Bergailo will compile the recommendations.

ADJOURNMENT

Upon motion by Peter Kortright and a second by Deputy Mayor Lisa Swain, the meeting was unanimously adjourned at 8:00 P.M.

Respectfully submitted,

Cathryn Hochkeppel
Municipal Housing Liaison/
Land Use Administrator/
Secretary of the Planning Board

CH:mc