

WORK SESSION OF May 14, 2007

The work session of May 14, 2007, was called to order by Chairman Barry Winston at 7:00 p.m. The notice of the Open Public Meetings Law was read.

ROLL CALL:

Present: Harvey Rubinstein, Alan Neggia, Larry Metzger, Peter Kortright III, Deputy Mayor Marty Etler, Todd Malkin, Joseph D'Arco, Honey Morgenstern, Phil Cassidy, Michael Cohen, Chairman Barry Winston
Absent: None
Also present: Board Engineer John Rottenbacher, Attorney Marilyn Gittleman, Board Secretary Cathy Hochkeppel

Statutory Review of Ordinance Number: 2079-2007

The Board reviewed the ordinance regarding off-tract improvements. Harvey Rubinstein commented that the Board requests contribution for fire hydrants. Perhaps that should also be included. Board Engineer John Rottenbacher stated that the ordinance does refer to water supply and could include a hydrant.

The purpose of the ordinance was discussed. Cathy Hochkeppel explained that she had discussed the matter with the Borough Engineer. The current code refers to the Municipal Land Use Law that allows the Boards to charge for off-tract improvements. Ms. Hochkeppel explained that it is not a new law but this ordinance better delineates the method.

Peter Kortright III, asked if it is legally consistent with Municipal Land Use Law and Ms. Gittleman replied affirmatively.

The unanimous consensus was that the proposed ordinance meets with the Board's approval and is consistent with the Master Plan.

Chairman Barry Winston asked how the Board can be assured that all conditions are met when a project is completed. Ms. Hochkeppel explained the process followed by the Building Department. Usually a temporary Certificate of Occupancy is issued with an expiration date. Not all conditions have to be met to obtain a temporary C.O.

The Sephardic Center was discussed and Ms. Hochkeppel explained that the Construction Official issued summonses since the applicant was not compliant.

The Board discussed the proliferation of PODS used during construction. Board members felt some restrictions as to time limits and line of site issues should be put in place.

Upon motion by Harvey Rubinstein and a second by Peter Kortright III, the meeting was unanimously adjourned at 7:30 p.m.

Respectfully submitted

Cathy Hochkeppel
Land Use Administrator/
Secretary of the Planning Board

CH:blcl