

WORK SESSION OF OCTOBER 22, 2007

The work session of October 22, 2007, was called to order by Chairman Barry Winston at 7:20 p.m. The notice of the open Public Meetings Law was read.

Roll Call

Present: Harvey Rubinstein, Peter Kortright III, Deputy Mayor Marty Etlar, Todd Malkin, Honey Morgenstern, Chairman Barry Winston, Phil Cassidy, Larry Metzger Absent: Michael Cohen, Alan Neggia, Joseph D'Arco

Also present: Board Engineer John Rottenbucher, Board Attorney Douglas Bern, Board Secretary Cathy Hochkeppel

Chandler Drive; Block 4804, Lot 2

Michael Aversa from Chandler Drive explained the lack of parking for the 420 units on Chandler Drive. There are 187 parking spaces and 60 garages. The proposal is for a parking lot to be built on the area that was formerly an old pool. Mr. Aversa explained there is an existing area of impervious coverage. He showed a computer sketch of the proposed parking lot. The drawing depicted landscaping on the corners along with benches. Mr. Aversa explained that they would like to move forward as soon as possible. Mr. Aversa explained that the pool was never used.

Deputy Mayor Marty Etlar commented that it is a good project and wondered if additional spaces can be added. Todd Malkin stated he thinks the concept is good and wondered about the buffers. Mr. Aversa explained that there will be fencing and arborvitae around the lot. Larry Metzger commented that four lights might not be enough for safety purposes.

Harvey Rubinstein stated that he doesn't believe benches should be on the corners as it could become a congregating area. Harvey

Rubinstein also suggested that the applicant consider hedges as they would serve the purpose. Phil Cassidy asked if the spaces would be rented. Mr. Aversa explained that they would not be rentable spaces. Honey Morgenstern suggested that a sign be posted indicating that the parking lot is for tenants only. Mr. Aversa explained that the closest apartments are across the street. In response to Mr. Larry Metzger's question, Mr. Aversa explained they will be compliant with ADA regulations. Board Engineer John Rottenbucher suggested the applicant consider using wheels stops. If a center aisle is possible, arrows for traffic flow should be painted on the lot. Members commented that it was a good idea to add parking.

Statutory Review of Ordinance No. 2087-2007

There was heated discussion regarding the practicality of the ordinance. Deputy Mayor Marty Etler stated that not-for-profit bins are exempt but that there are bins that are money makers. Board Attorney Douglas Bern disagreed and indicated that only bins sponsored by a Department of the Borough were exempt. Harvey Rubinstein commented that this has been discussed by the Council for three months and it was meant to control the number of bins in the town and the way they are maintained. Chairman Barry Winston commented that he did not believe site plan review is the answer.

The language of the ordinance was discussed. Todd Malkin wondered if it was proper to exempt only bins sponsored by the Borough. Deputy Mayor Marty Etler pointed out that there are DARE bins sponsored by the Police Department. Honey Morgenstern wondered about the costs involved for other non-profit groups such as the Rotary Club, Red Cross and Lions Club.

Ms. Hochkeppel explained the costs of a minor site plan which minimally would be \$5,100.00. Todd Malkin thought that this was over regulating. Chairman Barry Winston stated that this was more of an enforcement matter and could be regulated without requiring site plan approval. Most of the members concurred. Deputy Mayor Marty Etler disagreed.

Ms. Hochkeppel was asked to write a memo recommending against adoption and outlining the Board members' concerns.

Statutory Review of Ordinance No. 2093-2007

Board Attorney Douglas Bern explained the concept of the ordinance. Members commented that they believed it was a good idea. It was suggested that food handler/minor site plan applications be exempted from the ordinance due to the costs involved.

It was the consensus of the Board to recommend adoption of the ordinance consistent with the master plan adding the recommendation that food handlers be exempt.

Adjournment

Upon motion by Todd Malkin and a second by Larry Metzger, the meeting was unanimously adjourned at 8:00 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Land Use Administrator/
Secretary of the Planning Board

CLH:blc