

Virtual Regular Meeting of the Haworth Planning Board on July 15, 2020, via Zoom.

**PRESENT** Bernard Troy, Chairman  
Thomas Ference, Mayor  
Andrew Rosenberg, Council Liaison  
Andrew Anderson, Vice Chairman  
Leona Kosmac, Secretary/Treasurer  
Edmond Ezra, Public Official  
Amy Albalah  
Nancy Minikes  
Stephanie Mitra

John D'Anton, Board Attorney  
Caroline Reiter, Board Planner  
Joseph Vince, Board Engineer

**ABSENT:** Tae Chang, First Alternate

Mr. Troy called the meeting to order and upon roll call, the above members were present.

Due notice of this meeting was given in accordance with the New Jersey Open Public Meetings Act.

In essence, the following transpired.

### **ACCEPTANCE OF THE MINUTES**

The minutes of the June 2020 meeting were reviewed.

Mr. Troy asked about page 38, first paragraph, where Mr. Pandza refers to truck routes. Mr. D'Anton said that they were internal routes, which were established by the Board Engineer and Police Chief for soil movement; and, so that they would clean up after themselves and stay off of residential streets.

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Page 38, third paragraph from the bottom, after discussion, Mr. Troy and Mr. Anderson asked that the first sentence be changed to read, "Mr. Troy asked if there were any changes in the tanks and Mr. Pandza said that the ones containing sodium hypo chloride would go from 43,000 gallons to 93,000 gallons; and the ones containing zinc orthophosphate would go from 4,750 gallons to 10,000 gallons..."

Mr. Troy asked that page 40, fifth paragraph, last sentence be amended to read, "He said that the side-yard setback from Sunset Avenue was 777 ft., the rear-yard setback was 1,757 ft., and the front-yard setback from Lake Shore Drive was 319 ft. "

Mr. Troy asked about page 41, second paragraph, specifically, Ms. DeScherer's reference to a No-Interest Letter. Mr. D'Anton said that letter was from the Bergen County Department of Planning, their Planning Board."

Mr. Anderson asked that page 42, fifth paragraph, be amended to, "Mrs. Albalah said she heard that there would be an electric sub-station and she asked if it had been cleared up with regard to new concrete, etc. She then asked if they would look into it."

He further asked that page 42, seventh paragraph, last sentence be amended to, "There would be no contamination in that sub-station area."

Mrs. Minikes asked that page 44, seventh paragraph, first sentence be changed to read, "...the Board was already aware of the set back."

Mrs. Minikes moved to accept the minutes as amended, subject to the rights of absent members to correct statements directly attributed to them.

Seconded by Mr. Ezra and unanimously carried.

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### **SUEZ MEMORIALIZING RESOLUTION**

The Suez Memorializing Resolution was reviewed.

Mr. D'Anton stated that he and Mr. Anderson had a difference of opinion on one of the paragraphs and Mr. Anderson wanted to revisit it. Specifically, it is on page 2, paragraph six, and it talks about 3-level containment tanks.

They each went over the language, which they felt should be used to describe the tanks and there was discussion.

Mr. Troy then suggested that the Resolution say, "The chemicals are contained in the tertiary containment system as indicated on the applicable Exhibit."

Everyone agreed and Mr. D'Anton stated that he would re-do that part of the Resolution.

There being no further comments from the Board, Mr. Troy opened the meeting to the public for comments.

There being no one to come forward, Mr. Troy closed the meeting to the public for comments.

Mr. Troy entertained a motion to approve the Suez Memorializing Resolution as drawn by Counsel with the amendments just discussed.

So moved by Mrs. Minikes.

Seconded by Mr. Ezra and upon roll call, the vote went as follows: Yes – Mrs. Minikes, Mr. Anderson, Mrs. Albalah, Ms. Kosmac, Ms. Mitra, Councilman Rosenberg, and Mr. Troy; No – none; Abstain – Mayor Ference and Mr. Ezra. Motion carried.

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## **MAYOR'S REPORT**

Mayor Ference reported on the following:

- There was a flood in the Borough Hall basement because the sump failed. He talked about what was damaged and destroyed as well as the measures taken to remediate and improve the area. The new set-up will have a fail-safe system and will be wired to a central station with an alarm for water leaks, etc.
- Mr. Kronfeld resigned from the Planning Board because of work pressures.
- Ms. Mitra will fill his seat and term as a regular member of the Board.
- Suggestions for a new member to fill the open seat were requested.
- There are two pending sub-division applications – one on Sylvan Place and one on Schraalenburgh Road.

## **MASTER PLAN**

Mr. Troy stated that everyone should have received a draft of the Master Plan from Mrs. Reiter. It was sent out via email on July 13<sup>th</sup> at 9:46 a.m. He asked that everyone review it and send Mrs. Reiter their comments with a copy to Mr. D'Anton

Mr. D'Anton explained that this would be the public and final hearing for the Master Plan for the adoption of this Plan by the Planning Board.

Mr. D'Anton went over the process

He said that when they finish the Master Plan adoption, they would work on the two sub-divisions if they had time.

