

Regular meeting of the Haworth Planning Board on May 16, 2018, at the Municipal Center.

PRESENT Dennis Posen, Chairman
John Smart, Mayor
Andrew Rosenberg, Councilman
Andrew Anderson, Vice Chairman
Amy Albalah
Antonio Cammalleri
Edmond Ezra, Public Official
Nancy Minikes

Caroline Reiter, Planner

ABSENT: Leona Kosmac, Secretary/Treasurer

John D'Anton, Board Attorney
Joseph Vince, Board Engineer

The meeting was called to order and upon roll call, the above members were present. Mrs. Kosmac gave notice that she would not be able to attend.

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 April 2018 meeting were reviewed.

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

Seconded by Mr. Anderson and unanimously carried.

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CORRESPONDENCE

- New Jersey Planner
- Memo from the Mayor and Council stating that they had accepted the Zoning Board's Annual Variance Report.

NEW BUSINESS

There was a brief discussion about an article, which had appeared in a previous issue of the New Jersey Planner, relating to training for Planning and Zoning Board members.

Mr. Anderson asked if anyone was keeping records on who attended.

Mayor Smart explained that it was self-declaring. And, it was his understanding that this particular training related to storm water treatment. He said he would look into it and confirm.

Mr. Anderson pointed out that the standard training, which was separate, was for Land Use board members. He said that the training took approximately 45 minutes and could be taken online.

Mrs. Reiter said that she would also look into it.

MASTER PLAN DISCUSSION

Mrs. Reiter distributed documents and stated that she would be going over the issues, recommendations, comments, etc. She pointed out that she highlighted the comments from Board Members and noted that there were a lot relating to recreation.

Mrs. Reiter said that she went over what would be reviewed as well as the 2009 basic objectives and found that the Borough has had very little changes since then.

The Master Plan Reexamination Report was reviewed.

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Mrs. Reiter said she went over the Borough's environmental constraints and found that:

- All waters are C-1 waters;
- There are planning policies;
- There are planning objectives.

The potential suggestions were about quality of life and available housing. The Borough wants to maintain the quality of life while meeting their Fair Share objectives.

- There is a commercial area.

Mrs. Reiter pointed out that the commercial area serves a purpose and there was not much interest in developing it.

Mr. Ezra said he did not think that any more retail could be absorbed.

Mrs. Reiter said that was also her impression. It was basically for local neighborhood-type needs and any other type of business was not needed or wanted.

Mayor Smart stated that there was a service element with an excellent local customer base and the infrastructure also provided for "out-of-towners." He said that it reaffirms the Borough's planning.

Mrs. Reiter talked about Use Variances. She elaborated and explained. Mrs. Reiter said that the Master Plan was particularly up in goals and objectives. She said that while they were talking about planning policies, which should say what the Borough wants it to say, it should be used for Land Use Applications. She explained that the Master Plan is looked at, at the current level. Ms. Reiter pointed out that Grant Applications were important.

Mrs. Reiter went over the Vision Statement. She said that they might need to revise it.

Councilman Rosenberg had some questions about the Vision Statement.

Mrs. Reiter said that without having adopted a Housing Plan, they did not have anything definitive. She said it was not necessarily the objective.

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Mr. Posen suggested that they say they acknowledge that all housing plans have to be put into the document.

Mayor Smart talked about housing plans to meet many different needs, and to accommodate and provide a variety of houses while maintaining the character and development patterns.

Mrs. Reiter explained that if the Borough had a Housing Plan already, the conversation would be different.

There was discussion about age-restricted housing and affordability.

Mr. Posen said that for the members of the Planning Board who did not know, the Zoning Board approved the Lawn building in the downtown area for two apartments on the second floor. He stated that there was an absolute need for apartments like these above stores in this single-family-detached house community. Mr. Posen said it was a type of housing that was lacking and doesn't have restrictions. Mr. Posen gave examples.

Mr. Ezra said he had experience with mixed use and this was not the way to do it.

Mr. Posen said he was in favor of alternative housing types without restrictions.

There was discussion.

Mrs. Reiter talked about mixed use in the downtown area with apartments above the stores.

Mrs. Reiter pointed out that in the 2010 census, it showed that approximately 15% of the county is 65 years of age and over. She talked about how other towns are handling it.

Mr. Anderson asked for a reason why they needed it. He said that younger apartment renters could eventually move into a house.

Mrs. Reiter said that her experience with this Board was that they liked single-family units with 6 to 8 units per acre

Mr. Anderson asked how they were going to move forward and come up with some language.

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There was discussion which included whether there should be some housing with age restrictions, the downtown area, the overlay area, high density; and property maintenance.

Mayor Smart said that they should start exploring town house condominiums.

Mrs. Minikes said she liked the idea of restricting the height, set backs, etc.

There was discussion regarding seniors not wanting or not being able to live on the second floor above the stores.

There was a suggestion to delete number 4, relating to age-restricted housing, but Mr. Ezra said he did not know why it had to come out.

There was additional discussion.

Mrs. Reiter said she would recheck and comment on it.

Mayor Smart explained that the seniors are saying that they would like to buy a smaller age-restricted place to stay in Haworth. He said that perhaps they should move their thinking into that direction with a \$300,000 to \$400,000 housing zone.

Councilman Rosenberg said that they should go back to create a class of senior housing at a price point. He said that the seniors are saying that they would love to stay in town so he wanted to know how they could be accommodated. Councilman Rosenberg said he would like to know what to do to accommodate people who have lived here for a long time and want to stay in town. He pointed out that it would be for people who are fully functional and did not need help.

Mrs. Minikes said that they should leave it in, the way it is.

Mr. Anderson said he felt that Councilman Rosenberg was suggesting that they make this a goal.

Mr. Cammalleri suggested that it should say that they should monitor the need for a specific location. He then suggested that number 4 should say that they should monitor and address it.

Mr. Ezra said that at the end of the day, the market was going to drive this.

There was discussion which included the following comments:

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- Number 5 has to be rewritten
- Number 6 should mention that the Borough has taken action and some progress has been made with the rear yards of the commercial buildings.
- Number 8 should be revised with CEA language since critical areas go beyond wetlands.

Mr. Anderson explained that he wanted to make the Ordinance clearer, and if the New Jersey State requirements change, the Borough's would still be standing.

Mrs. Reiter said that the Board needs to recheck the purpose of the Ordinance. She suggested circulating the materials and Mr. Anderson said that he would take care of the distribution.

Mrs. Minikes said that they knew the rules in Haworth are even more stringent than the New Jersey environmental rules and they should see it through.

Mr. Posen pointed out that they support all conservation measures and issues and it was a high priority in this town. He said they should handle this as an administrative matter.

There was discussion.

Borough-owned vacant land, number 10, was discussed.

Mrs. Reiter told the Board that everything which they thought was a park was on the list and it should all be kept updated and monitored. She noted that it would be needed for Green Acres purposes.

Mrs. Reiter discussed number 12, and stated that she would like to include some Open Space mapping. She then talked about the Floor Area Ratio Ordinance, which controls bulk. Mrs. Reiter suggested that the language should say that they are thinking about this.

Mr. Posen explained that McMansions did not come in front of the Planning Board - the real issues come before the Zoning Board. He went on to talk about the different things the Zoning Board has worked on.

There was discussion about Zoning Board cases and the fact that they were mostly relating to fences. Mr. Posen said that some of the set-back variances were unique.

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Mayor Smart referred to number 13, and he told the Board that the Pascack Mayors passed a Resolution approving a 16.2 mile walking trail around the reservoir. He said that Haworth has not been asked to endorse it. Mayor Smart said he thought they did not want to attract more intense usage.

Mrs. Reiter went over what would be covered at the next meeting. She distributed maps for the Board's review.

ADMINISTRATIVE

It was noted that the next meeting would be held on June 20th.

There being no further business, Mr. Ezra moved to adjourn.

Seconded by Councilman Rosenberg and unanimously carried.

Respectfully submitted,



Dolores Fazio O'Dowd