Regular meeting of the Haworth Planning Board on February 21, 2018, at the Municipal Center.

PRESENT Dennis Posen, Chairman
John Smart, Mayor
Andrew Anderson, Vice Chairman
Leona Kosmac, Secretary/Treasurer
Amy Albalah
Edmond Ezra, Public Official
Nancy Minikes

John D'Anton, Board Attorney
Caroline Reiter, Planner

ABSENT: Andrew Rosenberg, Councilman
Antonio Cammalleri
Joseph Vince, Board Engineer

The meeting was called to order and upon roll call, the above members were present. Councilman Rosenberg and Mr. Cammalleri gave notice that they 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

Mr. Posen noted that the Board had tabled the approval of the September 2017 and January 2018 minutes until the February 2018 meeting.

September 2017 Minutes

Mrs. Minikes asked that page 34, 4th line from the top be changed to "...they were trying to manage the street scapes..."

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. Anderson and unanimously carried.

January 2018 Minutes

Mrs. Minikes had a question about a statement on page 7 made by Mr. D'Anton; however, it did not need to be amended.

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

Seconded by Mr. Anderson and unanimously carried.

CORRESPONDENCE

- Copy of an email message from Caroline Reiter outlining her proposed discussion
- Letter from Counsel, who will be appearing on behalf of the Brays.
- Copy of a letter from Mr. D'Anton to the Bray's attorney relating to the materials required for the hearing.

NEW BUSINESS

Bray Application

Mr. Posen noted that the Brays were not able to appear this evening and asked to postpone their hearing until the March meeting.

Mr. Posen polled the Board to find out who would be available in March.

Mr. D'Anton said he was going to meet with the engineer and he suggested that they put off their hearing until April. He noted that Mrs. Fay advised him that she had not yet received anything from the applicant.

Mr. D'Anton then said he told the attorney for the applicant that the application was incomplete and the attorney did not disagree. Mr. D'Anton noted that there was a legal issue, which needs to be addressed as part of the application - he said it was an anomaly of an incomplete application.

RE-EXAMINATION REPORT

There was discussion about the 2019 Re-examination Report, which would also be on the agenda for the April 2018 meeting. This report was approved by the Mayor and Council at the February meeting.

Mrs. Reiter explained the Land Use Law.

Ms. Kosmac said that as a member of the Board, in the past, the Planning Board requested a proposal.

Mrs. Reiter went over what the proposal contained and also explained why they were starting the 2019 Report so early. She said it was because the Borough does not want to be rushed and also because the Affordable Housing issue has not yet been resolved. Mrs. Reiter stated that both matters would have to be done simultaneously. She said she felt they were in a very good place in addressing any kind of housing quotes that they might receive.

There was discussion.

Mrs. Reiter went over what they did in 2015 and discussion followed.

Mr. Anderson asked for a copy of the proposal so that he could make comments to the Governing Body.

Mr. D'Anton stated that the Fair Share Housing group was an interested party in all litigation matters. He explained that they have a seat at the table and do input and work with the Master. Mr. D'Anton explained the process. He said they would all come back to the Board and there would be some kind of municipal action. He gave examples. Mr. D'Anton told the Board that they were an integral part of the process.

Mrs. Reiter told everyone that the Fair Share Housing group had a website explaining the process. She went over the obligations in other towns and said that she was very involved with reviewing each town.

Mr. D'Anton said that regardless of the work done six years ago, Mrs. Reiter has an obligation to go back over past reports to check everything to be able to do this Re-examination Report. He gave an explanation of how some towns do their reports.

Mrs. Reiter explained that she would be giving the Board some homework. She prepared samples of an outline of the Re-examination report and made copies of the zoning map, the existing land use map, and then went over everything. Mrs. Reiter said she hoped everyone could take it home to look it over and decide what they would and would not like to see on the next report.

Mr. Anderson went over the existing Land Use Map and said he did not feel that it was correct with reference to two-family houses and Mrs. Reiter told him that the document came from the Tax Assessor.

Mrs. Albalah said she thought that some of the vacant property might have been purchased.

Mr. D'Anton explained that the process was all about bringing this into 2018 and they would like to know what the Board thinks about what has changed. He assured them that it would be checked by Mrs. Reiter or by someone on her team.

Mrs. Reiter then went over how they would proceed with the review and adoption of the Re-examination Report.

Mrs. Reiter talked about the vacant land, open space, parks, etc. in the Borough. She said it was important that the Master Plan reflected those types of goals.

Mrs. Reiter said she would like the Board to take a look at the 2009 Re-examination Report and other documents at home; think about going forward; see what is new since 2009; and, find out what the Board would like to see and not see in this examination. Mrs. Reiter explained what was included in the documents. She stated that the Housing Plan would be covered in another document.

Mrs. Reiter said they should also talk about Borough-owned vacant property, any Borough property that may or may not be a park, traffic, road ways, thoroughfares, and paper streets.

There was discussion on what additional information would be going into the report.

Mr. Posen asked to have them colored in and Mrs. Reiter said that she would talk to the drafters.

Mr. Anderson said that notes 26 and 27 were redundant and Mrs. Reiter said she would take care of it.

Mrs. Reiter requested that the Board respond to her only and not use "Reply All" because they could not get into a full discussion. She explained that doing so would be considered having a quorum discussing this document. Mrs. Reiter told the Board that she would like to hear about any topics in which they are interested and about all comments and any feelings in general at the next meeting. She said that they should also focus on land use, parks, recreation and open space.

Mr. Posen pointed out that at the last meeting, they decided that they would start the process with smaller groups.

There was discussion.

Mr. D'Anton asked everyone to respond to Mrs. Reiter by March 21st and to copy him and Mr. Posen.

Comments were raised on having more bike paths and recreation areas in addition to the paddle tennis and tennis courts.

Mrs. Reiter stated that she might be able to talk about parks and recreation areas in April as well as provide an update based on work with respect to what is going on. Mrs. Reiter said that if they were not up to that point, they would talk about it in June or keep it on the agenda.

Mr. D'Anton told the Board that they had received a proposal from Mrs. Reiter and he felt they should not wait until April to give their comments. He elaborated. Mr. D'Anton explained that the Planning Board would make recommendations and they would be given to the Governing Body.

Mayor Smart explained how it would be done. He told the Board that Councilman Rosenberg went over everything with the Mayor and Council. Mayor Smart said they had $9,000 provided and they found it would be appropriate to get started now.

Mr. Posen asked to have a copy of the proposal sent to him.

There was discussion.

NEW BUSINESS

Mrs. Minikes asked about the Zoning Board's Annual Summary Report, which had not yet been sent to them.

There was discussion about what information this report contained, the actions which were taken, and the recommendations of the Zoning Board.

Ms. Kosmac asked questions about the applications and then asked to have a report on the permits.

Mayor Smart pointed out that the Zoning Board does not get requests for permits - only variances.

Mr. Posen closed the public portion of the meeting to go into Closed Session.

CLOSED SESSION

At the completion of discussion, Mr. Ezra moved to go out of Closed Session.

Seconded by Ms. Kosmac and unanimously carried.

Mr. Posen reopened the public portion.

ADMINISTRATIVE

After a short discussion, it was decided that the March Planning Board meeting would be canceled.

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

Seconded by Ms. Kosmac and unanimously carried.

Respectfully submitted,

Dolores Fazio O'Dowd