

Virtual Regular meeting of the Haworth Planning Board on May 20, 2020 via Zoom.

**PRESENT** Bernard Troy, Chairman  
Thomas Ference, Mayor  
Andrew Rosenberg, Council Liaison  
Andrew Anderson, Vice Chairman  
Leona Kosmac, Secretary/Treasurer  
Amy Albalah  
Edmond Ezra, Public Official  
Nancy Minikes  
Stephanie Mitra, Second Alternate  
  
John D'Anton, Board Attorney  
Caroline Reiter, Board Planner

**ABSENT:** Tae Chang, First Alternate  
Mark Kronfeld,  
  
Joseph Vince, Board Engineer

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 February and April 2020 meetings were reviewed.

At the April meeting, it was noted that parts of the meeting were inaudible and Mr. D'Anton suggested that the acceptance of the February minutes be tabled until the next meeting. Since similar problems occurred with the April audio, Mr. Troy felt it would be best if amendments were emailed directly to Mrs. O'Dowd and acceptance would take place at the next meeting.

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### **LAKE SHORE DEVELOPERS MEMORIALIZING RESOLUTION**

The Lake Shore Developers Memorializing Resolution was reviewed.

It was noted that the word, "rental," should be changed to, "sale."

Mr. D'Anton will make the change.

Mr. Troy entertained a motion to approve the change.

It was noted that Ms. Mitra was not eligible to vote.

Councilman Rosenberg so moved.

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

### **MASTER PLAN RE-EXAMINATION**

Mr. Troy asked Mrs. Reiter to make her presentation and he asked everyone to hold their questions until the end.

Mrs. Reiter reminded everyone that the Master Plan needs to be re-examined every 10 years and she now had a Final Draft of the document. She explained that they would need to have a formal hearing with notice to adopt the Final Draft by Resolution. Mrs. Reiter said she would walk everyone thru it and they could make recommendations.

Some of the comments made while reviewing the document included the following. Ms. Kosmac asked if there was a place where they could talk about crisis management and a communication plan.

Mrs. Reiter stated that she believed this was not a Master Plan issue; however she would find some way to work out something.

Mr. Ezra commented that the Library Board had adopted an Emergency Response Plan and he felt that it should be reviewed.

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Mrs. Reiter stated that she included the Vision Statement which the Board had previously used.

There was discussion about the section with the Land Use and Housing Plan, as well as the 2019 Fair Share Plan.

Comments were made relating to Floor Area Ratio, and also Limited Bulk and Development.

Ms. Kosmac noted that the topic of Floor Area Ratio had been examined for a number of months. She said that Mr. Anderson could speak to it.

Mr. Anderson explained what the town had done. He said that he has seen some a prismatic approach to it with height. Mr. Anderson commented that with non-conforming lots, it could be quite draconian. He said he felt it could be worthwhile to take another look at it.

Mrs. Reiter responded that if used properly, it could be a tool. She elaborated.

Mayor Ference said that this topic had not come up for approximately 15 years. He said the problem was separating the concept that it had a sense of fairness. He elaborated. Mayor Ference asked that everyone waited to make comments until the end of the presentation.

Mrs. Reiter went over the goals which were included. Some of them were the senior van, pedestrian trails, sidewalks, downtown renovation, new equipment, alternate energy options, development along the property next to the reservoir, and also recreation needs and maintenance. Mrs. Reiter noted that additional full-size recreational fields were no longer valid because the town has combined with other towns. Memorial Field has over-use and Myrtle Field is too small. Requests for lighting at the field need to be balanced.

Mrs. Reiter stated that there is a lot of discussion about environmental concerns and properties which are over-developed. She said that the Land Use Board recognizes the Borough's constraints.

There was discussion about Zone B – Borough Parks. It was noted that the area to the north and west has a high wildlife population and contribute to the quality of life.

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There was discussion about the Historic Preservation Plan, which was last done in 1991.

Mrs. Reiter talked about what has changed in the town, about local changes, the County, and State. She also reviewed Table 8

Mrs. Reiter said she reviewed The Zoning Board of Adjustment's Annual Reports from 2009 thru 2018 and noted that the recommendations have been addressed.

Mrs. Reiter talked about the Municipal Land Use Development requirements and the Borough's Land Use Plan. She said that if the Borough wants to adopt a new Master Plan, a Land Use Element Plan should be addressed. Mrs. Reiter pointed out that the Planning Board was not required to address it.

There was discussion relating to a revised vision statement.

Mrs. Reiter said she read the Front Yard Setback Ordinance and she felt there were a lot of variables and it was a bit confusing.

Mrs. Reiter stated that if restrictive housing was no longer recommended, they could adopt options for senior citizens.

Mrs. Reiter said she reviewed the updated Recreation and Open Space Inventory (ROSI) list to be sure that nothing was missing.

Mrs. Reiter went over the improvements at the baseball field such as a bathroom facility and the old building being renovated for storage. She said the focus should be on maintenance of the recreation sites and bicycle travel. There was discussion.

Mrs. Reiter talked about the Borough being a single family residential town, that it encourages mixed use, and that multi-development is discouraged. She said it was important for the Borough to monitor the Fair Housing Act and to be proactive. Mrs. Reiter talked about redevelopment plans but said she was not encouraging it.

Mr. D'Anton stated that the draft should be approved by the Planning Board and sent to the Mayor and Council. He said that the floor area ratio recommendation could be made but it would probably be done by a committee.

Mr. D'Anton said that emergency planning was outside of this Board's jurisdiction. They did not have much of a role or power except for recommending it to the Mayor and Council.

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Mayor Ference stated that ever since 911, because of the water treatment plant, the Borough has an Emergency Management Plan, which gets tested every year. He said it would be useful if the Office of Emergency Management (OEM) was required to turn in a report every year. Mayor Ference said that he would have a conversation about this issue with John Sullivan, the head of the OEM.

Councilman Rosenberg asked for direction. He said that Haworth has long had an open-concept structure, e.g., no fences. Councilman Rosenberg asked if it was worthwhile to have a statement in the Master Plan in order to maintain the open concept. He said it would lend support to the Zoning Board and standard practice.

There was discussion about fences not being permitted, streetscapes, open space, and open landscapes. Councilman Rosenberg explained that it goes a little deeper than that so he suggested that he meet with Mrs. Reiter to discuss this issue.

Ms. Kosmac stated that it goes to comments having to do with corner lots, which include 2 front yards, and that is why it was confusing.

Mayor Ference asked Councilman Rosenberg to summarize it when he meets with Mrs. Reiter. There was a short discussion.

Mrs. Reiter went over Residential New Jersey Site Improvement Standards. She said it had to do with roadway width, where signs have to be located, and parking spots, which depend on the number of units, etc. Mrs. Reiter pointed out that Haworth has some of their own standards.

Mr. D'Anton stated that the Borough's standards cannot be more robust.

Mr. Anderson and Mrs. Reiter had a discussion about Lake Shore Drive and the development. He asked that there be some amendments to the draft in that section, however, Mr. D'Anton pointed out that parts could not be changed because the Statute required them. There was additional discussion.

There was discussion about having some Age Targeted Housing in the Lake Shore Developers complex. Mrs. Reiter explained that it was different from Age Restricted Housing.

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Mayor Ference stated that there had been discussion for a certain number of such units at the Massachusetts Avenue development – not at the Lake Shore Development. There was discussion and Councilman Rosenberg said it would be of some benefit but he did not think it had to be done now.

Mr. D'Anton stated that a number of these things had been mentioned in the application or Resolution so it should not be included.

Mr. Troy agreed.

Mr. Anderson said he felt Lake Shore Drive over by the reservoir should remain closed to thru traffic.

Councilman Rosenberg agreed with that comment and Mrs. Reiter pointed out that it was paved in 2018.

There was discussion about the Knickerbocker Trail in that area. No one seemed to know where it came from but Mrs. Reiter said she heard about it from the Council Liaison for the Recreation Commission.

There was discussion about a Conservation Easement.

Mayor Ference talked about 14 acres on the west side which the town had acquired and was then forwarded.

A Tree Preservation Ordinance was also discussed and Mayor Ference pointed out that replacement was not mandatory.

Mrs. Reiter asked if there was any interest for tree replacement and Ms. Kosmac responded that it had always been voted down for private property.

Mr. Anderson said he wanted to address tree replacement in the document so that they would have an ordinance for replacing trees.

Mr. Anderson asked about adding some language for the Lake Shore Development since this was a planning document.

Mrs. Reiter explained that this was a snapshot in time and she felt that it could be included in the next report.

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There was discussion about verbiage on page 20, under “Requirements” and possibly doing a new Master Plan to incorporate 3 items. Ms. Kosmac asked if they could be proactive without doing a whole new Master Plan, and Mrs. Reiter said it was important in Land Use Law.

There was discussion and Mrs. Reiter said that if the Board felt it was necessary, they could include a recommendation on it.

Ms. Kosmac asked to comment on OEM Planning and Communication Strategy. She asked if it could be addressed under “quality of life” or something like that.

There was discussion.

Councilman Rosenberg gave an update on the storage facility. He said that work was not complete.

Mrs. Albalah talked about a communication system and said she knew there was something in place with Councilman Poosikian. She said she had seen a town-wide communication from him and he was communicating as a private citizen.

It was suggested that residents refer to the Borough’s website, Nixle, the Borough Newsletter, and Borough-wide emails and just take the time to read them.

Historic Properties were discussed and it was agreed that residents should be encouraged the continued use of historic properties – as long as the historic character is protected and maintained.

Mr. Troy opened the meeting to the public for questions.

Since no one came forward, the meeting was closed to the public for questions.

Mr. D’Anton told the Board that Mrs. Reiter was going to take all comments into consideration for her report.

Mr. D’Anton announced that the Board would be hearing their first virtual application for Suez at the June meeting. Appropriate documents will be filed in an electric fashion to the Board. Mr. D’Anton said that this case would take up the entire June meeting.

Mr. D’Anton said that the Master Plan could be finished in July and he does not know right now if it will be another virtual meeting.

