

Virtual Regular meeting of the Haworth
Planning Board on May 19,2021, via
Zoom.

PRESENT Bernard Troy, Chairman
Thomas Ference, Mayor
Andrew Rosenberg, Council Liaison
Andrew Anderson, Vice Chairman
Amy Albalah, Secretary/Treasurer
Edmond Ezra, Public Official
Robert Contillo

John D'Anton, Board Attorney

ABSENT Tae Chang
Stephanie Mitra
Noah Adler, Alternate 1
Robin Sodaro, Alternate 2

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

Ms. Mitra 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 January 2021 Reorganization Meeting were reviewed.

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

Seconded by Mayor Ference, and upon voice vote was unanimously carried.

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It was noted that the minutes of the January 2021 Regular Meeting had not been distributed and, therefore, could not be approved at this meeting.

CANNABIS ORDINANCE

The meeting was turned over to Councilman Rosenberg to explain why the Borough passed an Ordinance restricting the growth, sale and distribution of cannabis/ Marijuana in Haworth. He went over the background and then said that the timeframe, which the municipalities were given to decide what they wanted to do, was 6 months. He said that if they failed to act, they would be precluded from any restrictions for 5 years. Councilman Rosenberg said that the Governing Body felt it was prudent to do it now.

Councilman Rosenberg explained that this would go into the Zoning Code and it would also have to go before the Planning Board to make sure that it met with and does not interfere with the Master Plan adopted 9-16-20.

Mr. D'Anton noted that this Ordinance was introduced on May 11, 2021. He elaborated. Mr. D'Anton said that in his opinion, the Ordinance as proposed was not inconsistent with was was adopted in May 2020. He told the Board that they would have to authorize him to send a letter to the Mayor and Council.

There was discussion.

Councilman Rosenberg stated that this Ordinance had no effect on the rights of any resident to use or have cannabis delivered.

Mr. Contillo stated that he believed this Ordinance was consistent with the Master Plan.

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

There being no one to come forward, the meeting was closed to the public for questions.

Mr. Troy then entertained a motion that the Board authorize Mr. D'Anton to communicate to the Mayor and Council that this be approved.

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Mr. Contillo so moved.

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

LAKE SHORE DRIVE UPDATE

It had been reported that there was a problem with a looped water main at the Lake Shore Drive condominium site and, consequently, was not approved by Suez Water.

If this had been approved, they were supposed to go into the pipe which was large and old. However, Suez did not allow it.

Mr. D'Anton said they had to find an alternate system and different type of delivery. He said that Suez had indicated that it would be not done since there was not a sufficient water supply. The Fire Department said it would be fine. There was a question of whether this would require another hearing before the Board.

There was discussion and it was noted that there would not be a change in the location of the units. Suez wanted to be sure that there was enough water pressure and they would work to create an alternative water system.

Mr. Anderson pointed out that Mr. Vince referred to an email from Bob Pangen dated 4/26/2021, which said that it was all good. The calculations showed that they met the requirements and agreed that it was all good.

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

There being no one to come forward, the meeting was closed to the public for questions.

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Mr. Troy entertained a motion to approve the alternate water system.

Mayor Ference so moved.

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

MAYOR'S REPORT

Mayor Ference reported on the following:

- He was pleased that the matter of the Cannabis Ordinance moved in a timely manner.
- They are working on getting the solar panels.
- The Memorial Day Parade will be held.
- The 2021 Budget has been introduced but has not yet been passed. It will be done by the end of June 2021.
- A discussion was held with the Borough Engineer relating to a grant.

COUNCIL REPORT

Councilman Rosenberg did not have anything to report at this time.

ATTORNEY'S REPORT

A sub-division application has been filed and Mr. Vince will be reviewing it. Documents were received this day and the Board members should be receiving a copy of the Plan next week.

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ADMINISTRATIVE

There was discussion with Mr. Contillo about whether it would be necessary for him to take the Land Use Course or if he could be given an exemption since he was a Land Use Judge in Superior Court. This matter will be taken up with Mrs. Fay.

There being no further business to discuss this evening, Mr. Contillo moved to adjourn.

Seconded by Councilman Rosenberg and unanimously carried.

Respectfully submitted,



Dolores Fazio O'Dowd