

Regular meeting of the Haworth  
Planning Board on August 19, 2015, at  
the Municipal Center.

**PRESENT** Thomas Ference, Chairman  
Bernard Troy, Vice Chairman  
John Smart, Mayor  
Edmond Ezra, Public Official  
Leona Kosmac  
Joan Landesman

Mark Madaio, Board Attorney  
Caroline Reiter, Borough Planner

**ABSENT:** Andrew Anderson  
Antonio Cammalleri  
Nancy Minikes  
Andrew Rosenberg, Council Liaison

The meeting was called to order and upon roll call, the above members were present.

Councilman Rosenberg, Mrs. Minikes, and Messrs. Anderson and Cammalleri called to say 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.

Dr. Ference thanked Mr. Troy for chairing the July meeting in his absence. He also thanked the Board for their excellent work.

In essence, the following was discussed.

### **ACCEPTANCE OF THE MINUTES**

#### **Public Session**

The minutes of the public portion of the July 2015 meeting were reviewed.

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

Seconded by Ms. Kosmac and unanimously carried.

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### Closed Session

The minutes of the July 2015 Closed Session were reviewed.

Dr Ference stated that since the minutes of the Closed Session are taken for the Board's information, they are reserved in an operating file and the Board may decide that the material should be reserved in a permanent file. He said it was appropriate for the Board to assess the needs and decide if the material under question should be reserved and whether it may or may not be permanently sealed.

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

Seconded by Mr. Troy and unanimously carried.

### CORRESPONDENCE

- *New Jersey Planner*

Copies were distributed to the Board

- Letter from Mr. Madaio.

Dr. Ference noted for the record that subsequent to the last meeting, on or about July 31, 2015, the Board received a letter from Mr. Madaio tendering his resignation because he took a position with Franklin Lakes.

### RESOLUTION FOR CLOSED SESSION

The Resolution for going into Closed Session was read for the record.

Mr. Troy moved to go into Closed Session.

Seconded by Mrs. Landesman and unanimously carried.

Dr. Ference closed the public portion of the meeting to go into Closed Session.

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Dr. Ference went back into the public portion of the meeting.

## MAYOR'S REPORT

### Grant Resolution

Mayor Smart reported that the State Department of Transportation has a general grant program and gave the town a \$149,000 grant in 2014. He elaborated. Mayor Smart said that as part of the grant scoring process, the state gave preference to completing street resolutions done with awareness to traffic patterns and public safety. Mayor Smart said the Borough would take the month of August into September to do this work.

Mr. Ezra stated that he was aware of a couple of situations where there are hedges blocking visibility. He asked if this grant could be used to have these hedges clipped.

Mayor Smart said the money could be used for that purpose.

Dr. Ference said that if there was a site-line problem, help could be granted. He said they tend to require some form of complaint for anything which pertains to public safety. The Grant Resolution document was given to Mr. Ezra for review.

### Stevens Place Renovation

Mayor Smart discussed the Stevens Place Renovation. He referred to the map relating to this project. Mayor Smart stated that they had been notified in May - 18 months after receiving the Grant - to act on it so they have to undertake this project by the end of September and award a construction contract by the end of October. He said the renovation would include sidewalks on both sides of Stevens Place and in several areas; they plan to improve visual aesthetics of the area; provide for better pedestrian access; better lighting and optics in the area; add parking spaces, and also start a design that would revamp and also cover St. Nicholas Avenue and Terrace Street. He said they would have to change to angular parking from the Library and they would also be adding crosswalks. Mayor Smart had a sketch of what the downtown area could look like in three dimensions and with elevation over time. He said this was for comment and modification and comments were welcome now. Mayor Smart said there would be sidewalks to Haworth Avenue and to St. Nicholas. He said there were concerns from some Police Officers who have to come out for a call because it might lack visibility. Mayor Smart said the trees would probably be donated by the Tree Farm.

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Mayor Smart suggested crossing the curb cut that is along Tom Yum Restaurant and the Terrace Street Café; entering the area in a different way off of Stevens Place; looking at changing Clive and Larry Lawn's back area and maybe they could share curb cuts. He said he started presenting this to all Boards and business owners now so he could get their questions and concerns and they have been coming back favorably. Mayor Smart pointed out that the Borough would be improving access to Stevens Place, co-contracting and asking owners to do the same. He hoped to see if they could find and work on a common ground and find a fence contractor to install a common fence to compliment the work the town is doing.

Mayor Smart explained that they needed to have pedestrian friendliness; they would want to rip up the property behind the Apothecary; and, the Borough would be working on lighting through the PSE&G program. He said that the cuts in this area alone could be adding two parking spaces. Mayor Smart talked about what the engineer suggested for having a better traffic flow and for making it one large parking lot behind the stores so they could have an additional fifty parking spots.

Dr. Ference said they thought the property was separately held.

Mayor Smart stated they have some ability for improving the business district. He said he did not think there was an appetite for dealing with the concept of risk management. Mayor Smart said the merchants needed employee parking and that would be a solution. Mayor Smart noted that the work on Stevens Place and the additional grading would cost hundreds of thousands of dollars.

Ms. Kosmac asked how they would take care of snow removal and if the proposed work would change anything else that normally happens.

Mayor Smart said it would not change.

Dr. Ference said there was one thing which had not been mentioned and that was the sanitation condition. He pointed out that there was the need for snow removal and emergency vehicles to do their jobs and since there were so many private owners, he wanted to know how these issues would be addressed.

Mayor Smart said if they could get Clive and Larry Lawn to share curb cuts, it would help a lot. He elaborated.

Dr. Ference pointed out that the café's concrete area was still on hold.

Mayor Smart talked about alternate ways to close in the refuse areas. He said they had talked about having a black plastic chain link fence but the Board did not recommend it. Mayor Smart talked about the white fence behind the Apothecary.

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Dr. Ference said that part of what they were discussing was not only the traffic flow but also ways to improve the back area of the stores.

Mayor Smart explained that public money could not be used for private projects. He elaborated. He reiterated that public funding could not be used for this.

There was discussion.

Dr. Ference asked if they could use public money for land owners.

Mayor Smart stated that three of the stores did not have customers using a back entrance. He pointed out that the business owners were all in somewhat different economic positions.

Dr. Ference asked if they could in some way introduce the owners to what they were proposing and in exchange there would be a better traffic flow, sanitary conditions and there would be a better impression of the town. He suggested explaining that if they had a better business district, it might help the merchants.

Mayor Smart said that because the area in the back is unequal, he didn't know if everyone would be willing to go along with the Borough's requests and suggestions.

Dr. Ference said they had talked about deliveries only being done in the back of the stores and they are significantly using the back door now. He said he still had in his mind what the area needs and what they want to have: public safety, better sanitation, and better appearance. Dr. Ference stated that in the long run, it would be less expensive. Dr. Ference asked Mayor Smart what he wanted from the Board on this.

Mayor Smart said the Board should make sure they were looking at curb cuts, traffic flow, etc., with merchants and business owners. He pointed out that right now they had temerarious closed fences for their dump areas. Mayor Smart noted that they were not going to do this over the winter.

Dr. Ference said he felt they should aggressively ask for what the Borough wanted and tell the merchants what benefits the changes would provide to the town and to them, and tell them that it had to be done together. He said the issues discussed should be based on marketing and benefits.

Mr. Troy asked if someone had put together a report on what the changes would do and accomplish.

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Mayor Smart said there was a White Paper document, which outlined the procedure of this project.

Dr. Ference asked Mayor Smart if he wanted comments from the Board and if they were to be in written form.

Mayor Smart responded that he would like to have both.

Dr. Ference said he felt it made sense that the Board express their feelings.

Ms. Kosmac asked about the tower.

There was discussion about that and also the bridge behind that area and also other areas.

Mayor Smart stated that he would get an 18 x 24 inch copy of the Plan for each person.

Dr. Ference asked Ms. Kosmac to contact Mr. Anderson to look at the Plan and comment on it at the September meeting.

Dr. Ference stated that this plan was one of the things which really should happen.

Mr. Troy said he felt that they had a grant and they really should go forward and do it.

Mrs. Landesman referred to the Map and asked about the traffic pattern.

Mayor Smart said it would stay the way it is now - including the Apothecary traffic.

Mrs. Landesman said she had concern in particular with the traffic pattern relating to the Police. She felt there was a safety hazard when a Police Car was going out on an emergency call and driving towards the new turnaround. She said they could cause an accident with someone going out onto Haworth Avenue from the Apothecary parking lot especially since they were so close to each other and there wasn't much time to react. Mrs. Landesman felt that the Police should have to stop and look before they drove across the road.

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There was discussion about this concern.

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

Seconded by Ms. Kosmac and unanimously carried.

Respectfully submitted,

/s/

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Dolores Fazio O'Dowd