

**WOODLAND PARK PLANNING BOARD
PLANNING BOARD MINUTES**

January 14, 2013 - Reorganization

Meeting called to order at 7:32 P.M. by Mayor Kazmark.

OPEN PUBLIC MEETING LAW: THIS MEETING IS CALLED TO ORDER PURSUANT TO THE NEW JERSEY PUBLIC MEETING LAW, AND AS STATED IN NOTICES OF THE TIME, PLACE AND DATE PUBLICIZED IN ACCORDANCE WITH THE STATUTE. IT WAS INCLUDED IN A LIST OF MEETINGS FORWARDED TO THE HERALD NEWS AND THE RECORD AS REQUIRED NOTICES. IN ADDITION, THIS LIST HAS BEEN POSTED IN A PUBLIC PLACE BY THE BOROUGH CLERK, AND A COPY OF THIS HAS BEEN FILED IN HIS OFFICE FOR PUBLIC INSPECTION. PROPER NOTICE HAVING BEEN GIVEN, THIS MEETING IS CALLED TO ORDER AND THE CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THE MEETING.

MEMBERS PRESENT: TOM WEBB, ROBERT BRIGATI, BILL KARP, COUNCILMAN HOLLOWAY, SHERRY VAN DYK, PAT LEPORE, MAYOR KAZMARK, TOM ADAMO, STEVEN FAZIO AND KEITH TANSKI

ALSO PRESENT – JOSEPH WENZEL, BOARD ATTORNEY
KATHRYN GREGORY, BOARD PLANNER

FLAG SALUTE

REORGANIZATION

APPROVAL OF MINUTES

Mayor Kazmark announced that Mr. Bernstein has sent a resignation letter and he will be appointing Mr. Fazio as alternate # 2. Mr. Minsky will now be a regular member of the Planning Board.

Mayor Kazmark swore in Mr. Brigati as alternate # 1 and Mr. Fazio as alternate # 2.

Mayor Kazmark welcomed Mr. Fazio to the Board. He also noted that Mr. Minsky was sick at home.

A motion to appoint Mr. Lepore as Chairman was made by Councilman Holloway, second by Mr. Tanski and approved.

Chairman Lepore thanked all the Board members for their service to the Planning Board.

A motion to appoint Mr. Tanski as Vice Chairman was made by Ms. VanDyk, second by Mr. Karp and approved.

A motion to approve and publish the meeting dates for 2013 was made by Mayor Kazmark, second by Councilman Holloway and approved.

A motion to appoint Mr. Wenzel as Board Attorney was made by Mr. Tanski, second by Councilman Holloway and approved.

Chairman Lepore asked to table the appointment of Board Engineer. Mayor Kazmark made the motion and stated the Council made a decision to move in a different direction with the Municipal Engineer so he has asked the Chairman to table the appointment and leave the former Board engineer as a holdover until the Board forms a committee to discuss the engineer position and come back with a recommendation to the full Board. The motion was seconded by Mr. Karp and approved.

A motion to appoint Ms. Gregory as Board Planner was made by Mayor Kazmark, second by Ms. Van Dyk and approved.

A motion to approve the minutes of the October 15, 2012 meeting was made by Councilman Holloway, second by Ms. Van Dyk and approved.

RESOLUTION

K. HOVNANIAN HOMES– FOUR SEASONS AT GREAT NOTCH – BLOCK 113 LOT 12.01 – REQUEST FOR ADMINISTRATIVE APPROVAL TO REVISE COAH RESOLUTION - Resolution is hereby memorialized.

ORDER OF BUSINESS

The applicant has requested the application be carried until the February 11, 2013 meeting for Docket # 12-08 – Notchwood Manor, LLC – Lower Notch & Lackawanna Ave. – Block 125 Lot 1 – Amended Site Plan (conversion of age restricted development) – NJSA45:22a-46.3 et.seq. – Applicant must notice for that meeting.

DOCKET # 12-09 – 264 LACKAWANNA AVE. ASSOC., LLC – 264 LACKAWANNA AVE. – BLOCK 122 LOTS 1.10 & 1.11 – CERTIFICATE OF OCCUPANCY OVER 5,000 SQ. FT.

John D. Pogorelic, attorney for applicant, stated his clients are in the process of purchasing 264 Lackawanna Ave. The company name is Premier Facility Management and they will be moving into 264 Lackawanna Ave. The company designs programs and equipment for recycling. They will also be occupying the warehouse with another company owned by his client which is Premier Compaction Systems which orders, prepares and delivers equipment. The Borough ordinance requires Planning Board approval of any property where there will be a change of owner or tenant of a space over 5,000 sq. ft.

Robert Frustaci, principal, along with his wife, of 264 Lackawanna Ave. Assoc. LLC, stated they will be purchasing the property from Jersey Partners. It is his intent to move several of

his companies into the site. The offices where Jersey Partner's offices were will become the office for his company, Premier Facility Management. Premier Compaction Systems is the company that actually supplies the equipment. They will order the equipment and prep it for delivery. The equipment is assembled at the site where it will be installed. He said 95% of his repairs are done at site and none will be done at the Woodland Park site. They hope to have a closing in February.

Mr. Webb said when the owner of the property was before the Board a few years ago they were going to stripe and repair the parking lot and it looks like that has not been done. There are not many parking stalls marked. This was never enforced and he felt the Code Office should have followed up on this and made sure the conditions in the resolution were satisfied. Mr. Frustaci said he would welcome a list of whatever needs to be done and he would take care of it.

Chairman Lepore asked how many employees he intended to have on site. Mr. Frustaci said the office has 12 employees and the shop has 5 employees. He is preparing the leases for the current tenants now and it is the intention that they will stay. Chairman Lepore asked how the equipment was delivered. Mr. Frustaci said it is usually a straight truck but it could be a tractor trailer but that is rare. He thought there would be enough turning radius. Chairman Lepore asked if he could provide a sketch of the parking. Mr. Wenzel referred to a site plan that was provided with the application. Chairman Lepore asked if this was a new plan or the one provided by Jersey Partners. The spaces that run along Lackawanna will not be done because they are not doing the project Jersey Partners proposed. He will restripe all the other existing spaces.

Mr. Webb said when the Board dealt with it a few years ago there were insufficient spaces and the Board ended up providing a waiver and this was the compromise that was done. He asked if the driveway has been moved. Mr. Frustaci said that it never happened because it got caught up at the county.

Mayor Kazmark noted the plans were dated 2006.

Mr. Webb felt the center of the property is a wide open space and there should be some control over the parking. He felt something needs to be done since the previous owner did not do the work. Chairman Lepore said his recollection was the Board was concerned about equipment and parking on site. They will not have the number of trucks that the roofing company had. They also had a number of dumpsters on site that they stored. He felt if it was the testimony that he would not have as many trucks and equipment as the roofing company the use would be less intensive. Chairman Lepore asked them to prepare a plan showing the number of spaces and the striping.

Mayor Kazmark asked if any of the spaces were vacant. Mr. Frustaci said unit B is vacant at this time.

Chairman Lepore said there is a residential street across from this site and the Board at the time was worried about parking on a residential street. He asked if it is his testimony there is enough parking to accommodate all of his employees and his tenants.

Mr. Karp asked if Jersey Partners was using any of the site. Mr. Frustaci said there is still some equipment there but it will be moved out when he takes over.

Mr. Wenzel noted there is an outstanding tax bill on Lot 1.11 and 1.10 which is the total of this property. He assumes they will all be paid. Mr. Pogorelic said the taxes will be paid at closing and the Board could condition any approval on that because his client wishes to take possession with no liens on the property.

PUBLIC OPEN – CLOSED

A motion to approve with conditions was made by Mr. Webb, second by Ms. VanDyk and approved by a vote of 9-0.

DOCKET # 13-02 – GARRET POINTE ASSOC. – WEASELDRIFT RD. –BLOCK 85 LOT 14 – REQUEST FOR EXTENSION OF TIME ON PRELIMINARY SITE PLAN APPROVAL

Bruce Pitman, attorney for applicant, stated they are here on an application to extend their preliminary approval for an additional year. He updated the Board on where they are since they were here last year. The settlement was finally concluded in late February of 2012 with the objectors and City of Clifton. They had certain conditions that were mandated by the settlement with the City of Clifton and they still had the original conditions from the settlement with Woodland Park. They also had to deal with the conditions of the Passaic County Planning board. They have been completely redoing the storm water management report because new rules were adopted and they had to bring the development and proposal completely up to the standard that it mandated. They only received that report on 12/4/12 and as part as of that they had to update the geotechnical report which is in the process of being done. What they are dealing with now is reconciling the conditions with the City of Clifton and that settlement, the conditions of Woodland Park and the proposed conditions from the county. It has been about 9 months since the settlement has been technically finalized and during that period of time they have done a lot but it is awful slow going because it is such a challenging and difficult site but they are moving forward. It has been about a 15 year project for his client.

Chairman Lepore stated there were certain conditions that the applicant agreed to way back when which included sewer into Woodland Park and down Birchtree Lane and Weaseldrift. They would also run a water line into the Borough Municipal water system.

Mr. Scott Levanthal, Garret Pointe Associates, stated in regard to water and sewer that has remained a condition of approval. Several residents have talked to the Mayor and the engineer because they have done a lot of testing. They have revised some reports that go back about 15 years. They are trying to reconcile that were about 6 rounds of litigation

which all had a number of conditions that need to be met in order to draw up plans for construction. They are working on the storm water management report. There are a number of things being done even though you don't see progress they are seeing light at the end of the tunnel. They are hoping to come back for final approval during this calendar year.

Mr. Karp asked what time frame they are looking at to get the project started. Mr. Levantahl said they hope to be back before this Board in the spring or early summer. They would like to be in the ground during calendar year 2013. They have a project manager assigned to this project.

Chairman Lepore asked when the sewer and water would be put in place. Mr. Levantahl thought the fair statement would be that it would go in along with the site work contract. They need the sewer and water in place in order to occupy the units. They have had contact with each and every resident on Birchtree Lane, including those that originally objected. The details are being worked out with the residents.

PUBLIC OPEN – CLOSED

A motion to approve was made by Councilman Holloway, second by Mr. Tanski and approved by a vote of 9 -0.

DOCKET # 13-01 – K. HOVNANIAN AT GREAT NOTCH, LLC – 101 FOUR SEASONS BLOCK 113 – LOTS 12.01 & 4.02 – MAJOR FINAL SUBDIVISION

Mr. John Caniglia, attorney for applicant, stated this is an application that will probably be the last appearance on this project. There were many tax lots on this project when they started and they were reorganized into construction phases and what they have done is worked in phases and what happens is it becomes more of a consolidation than a subdivision so at the end of the day when the last maps are filed there will be one tax lot in Woodland Park.

Ms. Gregory, Board Planner, stated this was a straight forward application and she had no comments. Mr. Caniglia said when they file the map the engineer will review and approve for signature.

PUBLIC OPEN- CLOSED

A motion to approve was made by Ms. Van Dyk, second by Mr. Brigati and approved by a vote of 8 – 0 with one abstention.

A motion to adjourn was made by Councilman Holloway, second by Ms. Van Dyk. All in favor, meeting adjourned.

