

Borough of Woodland Park

Passaic County, NJ

'tanning Board

WOODLAND PARK PLANNING
BOARD PLANNING BOARD
MINUTES
JANUARY 13, 2014 REORGANIZATION

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Meeting called to order at 7:30 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: ARTHUR MINSKY, THOMAS ADAMO, PAT LEPORE, LISA VAINIERI-MARSHALL, COUNCILMAN HOLLOWAY, BILL KARP, SHERRY VAN DYK, KEITH TANSKI, MAYOR KAZMARK, TOM WEBB, STEVE FAZIO AND ROBERT BRIGATI

ALSO PRESENT - JOSEPH WENZEL, BOARD ATTORNEY
NORDAN MURPHY, BOARD ENGINEER

FLAG SALUTE

Mayor Kazmark swore in Mr. Minsky for another term as a Planning Board member. Mayor Kazmark thanked the Board for their continued service to the Borough.

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

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

A motion to approve and publish 2014 meetings dates was made by Councilman Holloway, second by Mr. Tanski and approved.

A motion to appoint Mr. Wenzel as Planning Board attorney was made by Mr. Lepore, second by Mr. Tanski and approved.

A motion to appoint Richard Alaimo as Board Engineer and Nordan Murphy as the engineer assigned to the board was made by Mr. Lepore, second by Ms. Van Dyk and approved.

A motion to appoint Kathryn Gregory as Board Planner was made by Mr. Lepore, second by Mr Karp and approved.

Lane. He asked at what point they would deal with the water and sewer issues. He asked if he could give them any idea when the applicant intends to fulfill its obligation. Mr. Pitman said he could not but part of it would relate to the sanitary sewer extension permit and the water extension permit that they are seeking from the DEP. He thought it was fair to the applicant that they know all of the approvals are in place before they make a huge financial commitment. They understand their commitment and it was understood that it was going to be done. He had a meeting with the applicant and he believes they had representatives talking to the residents on Birchtree Lane. They will get a letter to the Board that will be more definitive on the water and sewer issues.

Chairman Lepore asked if the applicant intends to follow through and that there is no intent to sell this property. Mr. Pitman said there is no intent to sell the property at this time as far as he knows.

Mayor Kazmark asked if he could confirm that there was some discussion with a preservation group that has expressed some interest. He thought that the money was just not there at the state and county levels to fund this purchase. Mayor Kazmark said the applicant has approached him and the Mayor of Clifton with the concept. Mr. Pitman said it was his understanding that the applicant has approached the Mayor but nothing has come of it as of now, nor did the applicant agree to the deal even if the money was raised.

Mr. Wenzel said Mr. Pitman indicated he would have no problem with submitting a letter outlining the status of the permits being sought. He felt it would be helpful to the Board to have this information. He would like the Board to be aware the applicant must comply with the statute that also provides the developer must comply promptly and diligently pursuing the required approvals. He felt this information should be in the file should this come up again next year. Mr. Pitman said he would submit it within 30 to 45 days. Mr. Wenzel thought that would be fine. He recommended to the Board that it is his legal opinion should they approve the extension one of the requirements should be the submission of the letter outlining where they are currently in regard to permits. Mr. Pitman agreed.

Mr. Karp said originally there were some COAH requirements. He did not know the status of COAH at this time. Mr. Wenzel said the COAH portion of the project has been approved but as far as what the COAH rules are they are now in Round 4. He has tried to keep up with where they are but it is difficult. He thought they have been instructed to go back and review the rules again. He felt there was still some portion of this project that will fall under the COAH requirements. Chairman Lepore agreed.

PUBLIC OPEN - CLOSED

A motion to approve the extension ohime until January 12, 2015 with the condition the letter is submitted as discussed was made by Ms. VanDyk, second by Mr. Karp and approved by a vote of 9 – 0.

A motion to adjourn was made by Mayor Kazmark, second by Councilman Holloway. All in favor, meeting adjourned.