Borough of Woodland Park

Planning Board

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WOODLAND PARK PLANNING BOARD
PLANNING BOARD MINUTES
MAY 11, 2015

Meeting called to order at 7:36 P.M. by Chairman Lepore.

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: BILL KARP, SHERRY VAN DYK, KEITH TANSKI, MAYOR KAZMARK, THOMAS ADAMO, PAT LEPORE, STEVE FAZIO, JOEL LA TORRE, JACQUELINE HERNANDEZ AND ROBERT BRIGATI

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

FLAG SALUTE

RESOLUTIONS

DOCKET # 15-04 – POSITIVE TRADERS, LLC – 264 LACKAWANNA AVE. – BLOCK 122 LOT 1.10 & 1.11 – CERTIFICATE OF OCCUPANCY OVER 5,000 SQ. FT. – APPLICATION IS HEREBY APPROVED AND MEMORIALIZED

ORDER OF BUSINESS

DOCKET # 15-01 – MT. PLEASANT ESTATES, LLC – MT. PLEASANT AVE. – BLOCK 54.01 LOT 15 – MAJOR PRELIMINARY/FINAL SUBDIVISION/BULK VARIANCES – Applicant has requested the application be carried until the 6/8/15 meeting and has waived time. Applicant must notice in order to be placed on the agenda.

DOCKET # 15-03 – KINGSGATE CHURCH, INC. – 25 ANDREWS DR. – BLOCK 122 LOT 1.04 – PRELIM. & FINAL SITE PLAN/CERTIFICATE OF OCCUPANCY OVER 5,000 SQ. FT. – BOARD PROFESSIONALS HAVE DEEMED THIS APPLICATION INCOMPLETE

DOCKET # 12-08 – NOTCHWOOD MANOR LLC – LOWER NOTCH/LACKAWANNA – BLOCK 125 LOT 1 – AMENDED SITE PLAN (CONVERSION OF AGE RESTRICTED DEVELOPMENT NJSA ET SEQ.) – Applicant has requested the application be withdrawn.

N. MARINO – (NOTCHWOOD MANOR) – CLARIFICATION OF CHARACTER OF UNITS AS PER SITE PLAN APPROVAL OF DOCKET # 02-03
N. MARINO (NOTCHWOOD COMMONS) – REFERRAL FROM MAYOR & COUNCIL FOR REVIEW OF SOIL REMOVAL PERMIT AT LACKAWANNA AND LOWER NOTCH RD. – BLOCK 125 LOT 1

Brian Chewcaskie, attorney for N. Marino, stated this property is located at 590-608 Lackawanna Ave. and is in the Senior Citizen Residential district. The original application was approved for 50 units of which on the drawing but not in the resolution were 10 units that were designated for developmentally disable persons. The site plan was approved 4/8/02 and there was a slight amendment on 8/9/04 and they were back in 2007 for a resolution extension and then did not have to appear by virtue of the permit extension act. In 2012 an application was filed by the prior owner through his office for Notchwood Manor that sought a conversion from age restricted to market rate units. This application was carried for quite some time. Mr. Marino purchased the property on June 13, 2014 and at that time Mr. Marino indicated that he wanted to construct the project as previously approved consistent with the ordinance for age restricted. The purpose of this application is 3-fold. One is the Notchwood Manor application was assigned to Notchwood Commons and is hereby formally withdrawn and that means they are no longer seeking the conversion under the statute which would permit age restricted to non-age restricted units. This will continue to be an age restricted development. The other part of the application is the clarification regarding building 50 age restricted units and not include the 10 developmentally disable units because due to market conditions it was determined it would be more suitable to do the age restricted units. Therefore that is the request for the clarification. If you review the senior citizen district there are two properties listed one of them being this property and it does not mention developmentally disabled units. It may have been prudent to do so at that time but at this time which is 13 years later it is not. So they are asking for the clarification.

Mr. Wenzel stated as members may recollect with regard to the age restriction it was the prior owner of Notchwood Manor that sought that change under the law and now Mr. Marino is seeking not to proceed with that application. The plans as originally approved would stand and proceed as age restricted housing based on the representation by the attorney and the applicant. In regard to the clarification, the original application was for the age restricted units and there was some mention of having some additional units set aside for the developmentally disabled persons. This was the applicant's choice and it was not a requirement placed upon them by the Board. Now it's 13 years later and a lot has happened. There is not a condition placed in the resolution that specifically required these units. Mr. Chewcaskie agreed with Mr. Wenzel and stated that there was some mention on the plans but not in any other official documentation which includes the resolutions from the Planning Board. Mr. Wenzel said it would also clear the Board to allow the applicant to proceed with what was approved 13 years ago and bring the project to fruition.

Mayor Kazmark asked if Mr. Wenzel could clarify that there is no COAH obligation on this particular development. Mr. Wenzel said he has looked into it and discussed it with the Board Planner and there is no COAH obligation for this site. He has spoken to other professionals and everyone right now has taken a step back as far as COAH is concerned. Mr. Chewcaskie agreed and said there are specified ordinances that created affordable housing districts and this is not one of them.

Mayor Kazmark said when the previous owner came to the Planning Board to discuss the Board lifting the over 55 restriction he did not think the Board was comfortable with that. He believes there is a need in town for over 55 housing and he believes much of the project will be filled with residents who want to downsize who don't necessarily want to leave Woodland Park but want to sell their homes and can't afford units in K. Hovnanian or any other units in the area. He thinks there is a market in town and the surrounding area for this project. He felt it was good move to leave the over 55 age restriction in place for a number of reasons. He felt they should discuss and confirm the offsite improvements which he believes Mr. Marino will follow through with what the previous owner planned to do. Mr. Chewcaskie said that is correct any of the offsite improvements will be done and he believed the pump station and easement were already there. They will also do the drainage improvements that were required. They will do all off-site improvements that were originally approved. Mayor Kazmark said there are a number of houses on Lower Notch and Lackawanna that are part of the sewer plan. Mr. Chewcaskie said that was correct and there were a number of homes that would connect to that sewer. All off-site improvements are on the approved drawings.

Mr. Karp said there were certain requirements for COAH. Chairman Lepore said they do not know what is going to happen with COAH and there is a lot of confusion. One thing that is certain that affordable housing is here to stay but no one knows how it's going to progress. Mr. Karp asked if this would help us with COAH if needed. Chairman Lepore said senior housing for COAH is limited. Mr. Chewcaskie said it was 25% but he doesn't know which rules still exist. Chairman Lepore said at this time there is no COAH obligation for this site. Mr. Chewcaskie said that was correct and other sites were zoned to provide affordable housing. Chairman Lepore said in 1999 when they received certification of the original plan this site was not part of that. Mr. Karp said it is a senior citizen project but not a COAH project. Mr. Wenzel said that was correct and COAH has nothing to do with it.

Chairman Lepore asked to confirm how many units there were in the project. Mr. Chewcaskie said it would be 50 units.

Mayor Kazmark asked if this required any Board action. Mr. Wenzel said the first part is the application for age conversion which is being withdrawn and there is correspondence from Mr. Chewcaskie indicating the application is withdrawn. With regard to the clarification he will make communication with the Borough Attorney to advise him there is no issue with this clarification. There's been no resolution so there is no need to pass something to change it. This is really for the Board to entertain if they sought to disagree with Mr. Chewcaskie or himself for any reason to make it known. This is really for information from the applicant and the Board so he can then inform the Borough Attorney to

proceed with the developer's agreement under those conditions of 50 senior citizen units solely. There will be no reference to developmentally disabled units. Mayor Kazmark asked Mr. Wenzel to contact the Borough Attorney tomorrow because it is his understanding that the developer's agreement is set to be considered by the governing body. Mr. Wenzel said that is his understanding as well and he has had numerous conversations with the Borough Attorney. He will inform the Borough Attorney with the Board's approval. Mr. Chewcaskie asked the Board to make a motion and vote to allow Mr. Wenzel to advise the Borough Attorney. A motion was made by Mayor Kazmark to instruct Mr. Wenzel to advise the Borough Attorney there is no issue with clarifying there will be no developmentally disable units connected with this project, second by Mr. Tanski and approved.

Mr. Wenzel said the second issue Mr. Chewcaskie is here for is in regard to the soil removal permit. He said there has been a question raised as to what corporate name they will be proceeding. Mr. Wenzel said he has in his hand the application by Marfam Enterprises LLC in regard to the soil removal permit and then there is the developer's agreement which indicates its Notchwood Manor, LLC. Mr. Chewcaskie said Notchwood Manor and Realty Associates is the previous owner and the name of this project would be Notchwood Commons which is Mr. Marino's company. The developer's agreement should be revised to say Notchwood Commons. The Board Secretary asked what address is associated with Notchwood Commons. Mr. Chewcaskie said it should be 300 Lackawanna Ave. Suite 1 in Woodland Park. Mr. Wenzel said that is the corporate address for Notchwood Commons LLC. The soil removal permit said Marfam which is Mr. Marino's general company that applied for this soil removal permit. He asked if they should amend the permit to read Notchwood Commons also. Mr. Wenzel said the soil removal application is correct. The wetlands application said Marfam. He will inform Mr. Buglione that it should be changed to Notchwood Commons.

Mr. Chewcaskie said there is an ordinance like most communities that if there is soil being imported or exported off the site you need permission from the governing body subject to a referral from the Planning Board. There is approximately 200 truckloads of soil that must be removed from the site so that is the purpose of this application.

Nicholas Marino, applicant, was sworn in. He stated they are going to remove the dirt from where the building is going to be constructed.

Mr. Wenzel said the Board is familiar with the project and they understand what is entailed with building these units. Mr. Chewcaskie stated the building will be constructed with the bulk of the parking underneath the building. He said there is no change to the building footprint or design to what was approved in 2002.

Mr. Murphy asked if the soil movement calculations were submitted with the application. Mr. Marino said yes and he is willing to comply with all regulations and be in compliance with the approved plan. Mr. Wenzel said what needs to happen here is simply a review by the Board to advise the Mayor & Council if the Board has any concerns about Mr. Marino's efforts to remove the soil from the location in order to build the structure that is proposed.

The normal questions as the engineer has indicated is whether or not there is an accurate indication of how much soil is planning to be removed and there is a soil erosion plan in place and there are proper safeguards in place in terms of runoff and any removal of trees or shrubbery. Mr. Chewcaskie said that would be reflected on the approved plans. Chairman Lepore asked if there would be any disturbance in the wetlands area in terms of soil removal. Mr. Chewcaskie said there can't be any disturbance of that area.

Ms. VanDyk asked about the nearby brook and if there would be any impact when the soil is removed. Mr. Chewcaskie said there will not be any impact and they have to comply with various barriers and with Passaic County Soil Conservation district. Mr. VanDyk asked if the units would be rented or sold. Mr. Marino said they would be condominiums for sale.

Mr. Adamo asked if the neighborhood was noticed of this development. Chairman Lepore said they were noticed way back. Mr. Adamo asked if there would be any changes that they would need to be notified. Mr. Wenzel said there would be no notice because there has not been any changes made to the approved plans and even when they were seeking the age conversion one of the issues was there was no changes to the footprint. Mr. Murphy said to clarify there were some administrative changes made to the plan such as reconfiguration of the parking and some modifications to the driveways. The footprint of the building has changed slightly but none of the changes have impacted the scope of the project but they are meeting all requirements such as parking. There has been some minor changes to the plan that have been recorded and reflected on the current set of plans.

Chairman Lepore said one of the main concerns of the neighbors was that the improvements are going to go through. They are going to follow through with all the off-site improvements from the original plan.

Mr. Wenzel said the standard under the ordinance indicates they are supposed to be guided by certain factors which he read. Basically it's a broad stroke for the Planning Board members if they have concerns what the effect of the excavation of the soil will be. If the Board feels it's not a detriment to the municipality it should recommend the approval of the Mayor & Council.

Mr. Karp asked if there are any tax issues with the property. Mr. Wenzel said he never heard about any issues. Mr. Marino said they are up to date on his taxes.

PUBLIC OPEN

Russel Juzdan, 576 Lackawanna Ave., stated he lives across the street from the project and has been waiting for the sewer for 25 years. There is now a developer coming in that was approved 13 years ago and going to develop the site. The neighbor's concerns are the sewer line. They are 15 miles from the greatest city in the world and they don't have a sewer line. He asked the Board to do what is needed so they can get the sewer line in place.

PUBLIC CLOSED

A motion to have Mr. Wenzel report positively on the soil removal permit to the Mayor & Council was made by Ms. VanDyk, second by Mr. Adamo and approved.

Chairman Lepore announced that the Mt. Pleasant Estates and the Kingsgate Church application will not be heard this evening.

DOCKET # 15-02 – R. ISSA – 732 RIFLE CAMP RD. – BLOCK 111 LOT 16.08 – MINOR SUBDIVISION/BULK VARIANCES

Raed Issa, applicant, was sworn in. He is the owner of 732 Rifle Camp Rd. Anwar Alkhatib, architect, was sworn in.

Mr. Issa stated he is here for a minor subdivision. He would like to construct a one-family house on the left side of the property.

Mr. Wenzel stated he reviewed the plans and the application and there is an easement running along one side of his property that abuts the entrance to the Westmount Country Club. On the plans it is noted as a permanent easement and one of the things he would need to advise the Board about from a legal standard is to have information from him with regard to that easement. He did not know if the applicant had it with him tonight but he would need to take a look at that and determine the effect it has, if any with regard to this application to subdivide the lots. Mr. Issa said he has prepared a statement and made 15 copies. Mr. Wenzel read Mr. Issa's statement dated 5/11/15 with regard the perpetual easement and right of way.

Mr. Wenzel asked if he was stating that when he purchased the property he did not know there was an easement on the property. Mr. Issa said he knew but there is no mention in the deed about an easement. Mr. Issa said it is mentioned in the maps and he tried to get some clarification but it seems like no one can tell him anything about it except for Bob Van from the Westmount Country Club. He has been there for a long time and this is the story. Mr. Wenzel asked he was able to obtain copies of the easement itself because when an easement is made there is usually a document filed known as a deed of easement and it is recorded. There is some indication in Mr. Issa's letter that this easement may be in control of the Westmount Country Club. It was originally thought to be used in widening the existing roadway but now they may not have any interest in it. But there is no copy of the actual deed of easement. Mr. Issa said he requested a copy but they said they had nothing on it. He also went to the tax assessor's office and they said they have nothing on it. Mr. Wenzel said that would be filed with the county. Mr. Issa said no one told him to get one. Mr. Wenzel said that is why he is bringing it up. He is going to advise the Board that without having that easement language or document that provides him with information that tells him where that easement is. The conversation with Mr. Van from the Westmount Country Club would be hearsay and the Board can't hold him to his statement. As far as what there is tonight is the application and how he plans to use the property and deal with the easement. For completeness and final approval he would need to see what the terms and conditions of the easement are. It is something he would be concerned about without that information.

Chairman Lepore asked the Board engineer if the easement has an impact on the request. Mr. Murphy said it does not change the lot area so it would not impact that but it does impact the usability of the property because it reduces the area to be used for development. The plan shows they can build on the property but that is just a concept of how it could be developed. Mr. Murphy said it behooves the Board to have the information before a final approval is given. Mr. Wenzel said as it exists today the easement sits along the entire east side of the property. Once you divide the lots it takes up a larger portion of the proposed second lot. That is where the concern is and there are items that are impacted by the easement. He felt the deed of easement should be reviewed to know the terms and conditions of that easement. Mr. Issa said as far as he knows there is nothing in the easement such as pipes or electric lines. He felt there was enough room for a house to be built even with the split of the lots. The easement would just be a green space after the house is built. They would not be impacting the easement. The easement could stay or go and there would be no problem. Mr. Wenzel said they are talking about an administrative concern and felt Mr. Issa could go ahead and proceed pending getting the deed of easement. Mr. Issa said he plans on developing the lot to the left and has no plan on developing the lot with the easement at this time.

Mayor Kazmark asked if Mr. Issa should go to the County Clerk's office. Mr. Wenzel said it should be available at that office. Mayor Kazmark asked if they would need something from the Westmount Country Club regarding the easement. Chairman Lepore felt they would need the easement document in hand to proceed. Mayor Kazmark said he was trying to save time. Mr. Wenzel said if the applicant would like to get a notarized affidavit from a principal of the Westmount Country Club to state what their plans are or what their thought process is in regard to the easement that would be the applicant's right to do. It may be helpful to the Board. The issue with an easement is it is perpetual and whatever Mr. Van felt the owner's would like to do today may not be what they would like to do in the future. In order to get an idea of what their plans are in regard to the easement it may be something the applicant would want to consider. Mayor Kazmark agreed and felt the letter was second hand information. Mr. Issa felt the owners of the Westmount Country Club may not be easy to get anything from. Mr. Wenzel said he is not saying it is required but maybe even an affidavit from the property manager. Chairman Lepore felt that would not be appropriate. Mr. Wenzel said as long as the easement is there the owner could sign an affidavit and then later change his mind and widen the driveway. He is looking to make sure there is no legal entanglement that may be involved with the easement. The board should consider the easement was undevelopable land by the owner and how he plans on using the remainder for development. The concern for the board would be what is the development potential on Lot 2 because the board doesn't want to make undevelopable lots. Mr. Issa said it was taken into consideration by the architect.

Mr. Wenzel asked Mr. Alkhatib for his qualifications. He was accepted as an expert. Mr. Alkhatib said this is an oversized lot and the applicant has decided to subdivide. They are shy on the frontage. One lot would be 100' the other would be 96'. They are seeking a variance for the frontage. They are proposing to construct a single family house on one of the lots. There is a drainage ditch across the property so they have set the house back so they would require a variance.

Chairman Lepore asked who was responsible for maintaining the drainage ditch. Mr. Issa said if it needs to be cleaned he will clean it. Mr. Alkhatib did not think anyone maintained it at this time. Chairman Lepore said there are other homes throughout the borough that have similar situations. It seems at some point or another property owners come to the borough when there is a problem with those ditches. He asked who is responsible. The architect said the owner would be responsible for the drainage ditch. Mr. Murphy said it could be a part of the resolution of approval. Chairman Lepore said he just wanted to make sure that down the road the borough would not be responsible for maintenance because other homeowner's have tried to make the borough responsible.

Mr. Alkhatib said they would have a common easement in the rear of the properties for sewer.

Mr. Alkhatib said they are proposing a 2 story house with a garage. There will be a basement with access to it through the rear. He described the house for the Board. The house will have 4 bedrooms.

Mr. Tanski asked what property was behind the property. Mr. Issa said it is the Rolling Views Condominiums.

Mr. Wenzel said the proposed new lot line is drawn on an angle in order to make the lot the most buildable. Mr. Alkhatib said Lot 1 will be 100' in the front x 230'. In the rear the lot will be 142'. Lot 2 will be 142' in the rear the front will be 96.7'. Mr. Wenzel said the easement on the frontage appears to be about 40' and is the same in the back. It appears they have taken that into account by moving the conceptual building over to avoid the easement.

Ms. VanDyk said there is a pool on the plan and asked if that is included in the rear yard setback. Mr. Murphy said there are no variances associated with the pool the variance is for the deck.

Mr. Brigati said they are asking for a subdivision in order to build a house. He asked why they just don't build a house without the subdivision. Mr. Wenzel said the nature of the application is not to build a house but to get the maximum use he can under the ordinance for the property he owns. It is a rather large piece of property.

Mr. Murphy said the applicant is requesting two variances in connection with the subdivision. The one variance is for the vacant lot where lot width requires 100' and they are proposing 96.7'. The variance for rear yard is also required. The county requested a conceptual plan to see the driveways for both lots. This is still outstanding and needs to be addressed. They are showing connection into the sewer on property that is owned by the Westmount Country Club. He is not sure who has jurisdiction over the sanitary sewer there. The review letter says it is subject to the borough sewer department but if they are tying into someone's private facility it would require their approval and the borough sewer department. Mr. Issa said it is not private. Mr. Murphy said it is not located in the town's

right of way. Mr. Issa said the houses behind him are connected there. Mr. Murphy said it may be but the way it is shown on the plan it is not a public right of way. He does not know what easement language there is and he has to be aware that it is a concern. Mr. Issa said he was told it would be easier this way rather than tying into Rifle Camp Rd. Mr. Murphy agreed and said he understands that but he is just letting them know that it may be beyond the borough's jurisdiction to approve that connection. There is another location where he can tie in if he cannot follow that route. He is proposing a sanitary sewer easement which would have to be part of any subdivision deeds that would be subject to the board's review. Mr. Wenzel said he will be talking to people at the country club anyway so he can discuss this issue also. Mr. Murphy said the applicant's professional needs to determine whether the DEP has any jurisdiction over the ditch. Mr. Alkhatib said they have made an application. If the DEP has jurisdiction they would have to comply with any requirements they have but if they don't this plan is acceptable. Mr. Murphy noted that they must obtain a tree removal permit. If approved the deeds must be approved by himself and the Board Attorney.

Mr. Wenzel asked if Lot 2 was undersized. Mr. Murphy said that was correct. He agreed it would be a minor deviation. Chairman Lepore agreed. He said trees have been taken down already and asked what more they intended to do. Mr. Issa said he is taking the trees down where the house will go. He would like to plant nicer trees. Mr. Murphy noted the trees are marked on the plan that they are taking down. Mr. Issa said he will go to the DPW and request a tree removal permit.

Mr. Fazio asked what the acreage was on the lot with the easement. Mr. Murphy said if they are not permitted to access the easement they would be down to .42 acres of usable property. Mr. Wenzel said once they have the deed of easement they could discuss it with the Westmount Country Club in terms of revising the terms and conditions of that easement. Mr. Issa said he was not told where to get the easement paperwork. Mr. Murphy said their professional should be familiar with the requirements.

Chairman Lepore asked about the existing septic. Mr. Issa said they don't know where the septic is. He thought it was in a location where it would not have to be touched. Chairman Lepore felt they would have to deal with the Board of Health regarding the septic. Mr. Wenzel said any approval would have a condition that any governmental approvals would be necessary.

Mr. Wenzel said he cannot give his input on the legalities of the deed of easement because they do not have it. It was his recommendation that the Board not proceed with any approval formally tonight until he receives the deed of easement and renders his opinion after he reviews it.

Chairman Lepore asked if the Board had any other questions.

Mr. Issa said he will obtain the paperwork as requested. He would like to get the shell of the new house started. Mr. Murphy said the variance for the rear yard setback must be approved by the Board. Mr. Wenzel said you cannot do two resolutions even though they are two separate things. Mr. Murphy said you could bifurcate the application. Mr. Wenzel said the

Board's jurisdiction is based on site plan approval. Chairman Lepore asked if there is work to be done other than building the house. Mr. Wenzel recommended Mr. Issa talk to the borough offices regarding tree removal and completing the demolition.

The application will be carried until the June 8th meeting and the applicant waived time.

Mayor Kazmark said the Board Secretary has provided the Board with a response to Mr. Esposito's letter of 1/5/15 where data has been provided to Capital One bank and they have formalized it through their traffic and design engineers any accident data relative to the area surrounding the bank. He sees the point they are trying to make that at least in their mind the accidents are not abundant. He asked the Board to consider sending the report to the police department for their review with correspondence back to the Board for the June 8th meeting. Chairman Lepore agreed and asked the Board Secretary to forward it to the police department. Mayor Kazmark said the Township of Little Falls has passed an ordinance with regard to the intersection which they are trying to resolve which is all relative to one another, so before this Board acts to make any type of final approval on this he thinks they should get comments from the police department. Mr. Karp asked how it impacts the development. He is not sure about the Little Falls ordinance but felt they believed the county directed them to adopt the ordinance but in fact if you look at the tax map it is clear that the entire intersection including the entrance to Walgreens and the ramps for Route 46 westbound are in Woodland Park. They are trying to resolve the matter through the Borough attorney. Little Falls is trying to restrict left hand turns coming out of Capital One/Walgreens which would prohibit trucks from going back up to Route 46 eastbound by Shop Rite. Woodland Park does not agree with that and they believe that is how the trucks should gain access to Route 46 eastbound because otherwise they would be forced to go westbound to McBride/Paterson Ave. to access Route 46 eastbound. The report will be sent to the police department.

A motion to adjourn was made by Mr. Brigati, second by Mr. Karp. All in favor, meeting adjourned.