

**MINUTES OF THE BOROUGH OF NORTH CALDWELL PLANNING BOARD
CONFERENCE MEETING HELD FEBRUARY 3, 2020**

Chairman Brower called the meeting to order at 7:30 p.m. The following members were present:

ROLL CALL

PRESENT: Chairman Brower, Mayor Alessi, Mr. Rees, Mr. O'Sullivan, Dr. Spinelli,
Ms. Nathans, Mr. Barba

ABSENT: Mr. Fishbone, Mr. Campbell

Others present: Mr. Dusinberre, Esq., Attorney, Mark Denisiuk

ADEQUATE NOTICE of this meeting of the Borough of North Caldwell Planning Board was given as follows: Notice was sent to The Progress and Notice was filed with the office of the Borough Clerk.

MEMORIALIZATION

None.

APPROVAL OF MINUTES

None.

ITEMS FOR DISCUSSION

None.

APPLICATIONS

Chairman Brower brought forth the application from 21-25 Bloomfield Avenue LLC for Block 110, Lot 3, 21 Bloomfield Avenue for preliminary and final site plan approval.

At this time, approximately 7:35 PM, Mr. Rees recused himself from the specific application and left the meeting.

Chairman Brower stressed to the Board the importance of visiting the site to make themselves familiar with existing conditions and how the application addresses site specific issues. He asked the Board to keep in mind and be prepared with questions related to environmental concerns, building layout and proximity to other properties, grading of the site and special measures necessary to meet adjacent grades, potential waiver or variance requests related to required loading spaces and trash enclosure setbacks.

Mr. Dusinberre posed the question of whether proposed front-yard parking was a variance or waiver request. Mr. Denisiuk indicated that this should be addressed by the Planner. Mr. O'Sullivan indicated that he would reach out to Tom Behrens to coordinate his review and attendance at the hearing.

Mr. Dusiaberre asked if we would need to secure a traffic expert to review the traffic study. Mr. Denisiuk responded by saying that Ferriero Engineering should be able to handle the review.

Ms. Nathans touched on concerns she would like the applicant to address regarding environmental concerns. Chairman Brower agreed that he was also concerned about the historic use of the site and would like testimony from the applicant to address the same.

Ms. Nathans also asked if any ISRA (Industrial Site Remediation Act) documentation had been provided or if the matter would be addressed by the applicant. Mr. Dusiaberre agreed that the question should be raised to the applicant and an answer should be provided with potential documentation supporting such testimony.

Mr. Barba asked if there would be any basements on the proposed structure to which he was told it was a building on a slab. Mr. Dusiaberre added that neighboring residential uses may be impacted by the proposed plans.

Mr. Dusiaberre added that there may ultimately be questions related to the proposed residential units being for-sale vs. for-rent and whether deed restrictions might need to be considered for the site.

Mr. Dusiaberre added that testimony may be necessary regarding snow removal, adequate sizing and management of the proposed dumpster, proposed lighting and impacts to neighboring properties, COAH obligations and design considerations regarding the ADA parking spaces.

Chairman Brower reminded the Board that formal reviews and additional information would be forthcoming and distributed to the Board upon it's availability.

Chairman Brower indicated that the February 24th meeting would be determined as the day draws sooner but there is currently no new business on the agenda and the meeting may be canceled.

CITIZENS TO BE HEARD

Chairman Brower opened the meeting for citizens to be heard. There were no members of the public present.

ADJOURMENT

Chairman Brower requested a motion to adjourn at approximately 8:45 pm. A motion was made by Dr. Spinelli and seconded by Ms. Nathans. All members voted in the affirmative.

Kevin O'Sullivan
Planning Board Secretary