

WORK SESSION OF MAY 11, 2009

The meeting was called to order by Chairman Peter Kortright at 7:00 P.M.

The notice of the Open Public Meetings Law was read.

Roll Call

Present: Chairman Peter Kortright, III, Barry Winston, Phillip Cassidy, Larry Metzger, Deputy Mayor Lisa Swain, Baruch Gadot, Honey Morgenstern, Joseph D'Arco Absent: Joseph Baladi, Todd Malkin, Scott Malkin

Also present: Board Engineer Kevin Tichacek, Board Attorney Douglas Bern, and Board Secretary Cathy Hochkeppel.

Conceptual; 17-16 River Road; Atrium at River Road

Jeffrey Kantowitz, Esq., appeared on behalf of the applicant. He explained that the proposal is a mixed use development. An architectural rendering was presented. It is a three story development; commercial uses on the first floor and apartments on the second and third residential area. There would be 38 apartments with one and two bedroom mixes. The variances sought include a slight height variance, building coverage, and variance relief for the set back. One of the salient features is that there would be substantial underground parking and parking underneath overhangs. Mr. Kantowitz explained that it does sit by the PSE&G power station. Discussions have taken place with PSE&G. The town did rezone this area but didn't encompass the small lot where Bergen Dye is located. Chairman Kortright raised environmental issues including mitigation with regard to the quarry. Another item of concern was whether the units be attractive to the general public. Barry Winston stated he was skeptical of the high density that fronts right across from Shoprite. Traffic is a concern. He thought it was a little much for this area. Mr. Kantowitz pointed out that it is a permitted use and this is exactly what the property is zoned for. Phil Cassidy stated that an issue is basement parking and the grade coming up out of the basement. Mr. Kantowitz asked Board members if they would prefer a fourth story rather than basement parking and most members indicated no. Board members expressed concern about the intersection traffic and expressed concern about the traffic in general since this area is getting built up. Deputy Mayor Swain stated that while this would beautify the area, because of some of the negatives of the area, particularly the utility site, she wondered if the units would be marketable. Mr. Kantowitz indicated that land development proceeds with what is allowed on the site and the developer would not develop the property if he did not think the units would be marketable. Honey Morgenstern

commented to that there are too many apartments for that small area. She would also like a fire official to attend the meeting. Mr. Kantowitz indicated that he cannot compel a fire officer to attend but perhaps the Board can. Joseph D'Arco stated that there should be a structural engineer for the underground parking and retaining wall. Board Engineer Tichacek stated that it would be standard for their firm to approve the calculations. Baruch Gadot commented that the main issues will be traffic and parking. Cheryl Bergailo commented that the interior needs sidewalks and the triangular corner needs attention.

Ordinance 2147-2009 – Clothing Bins

Chairman Kortright explained that this ordinance was to make the process easier for charitable organizations that have clothing bins. Ms. Hochkeppel also passed out a new application that would dovetail the ordinance. It was the unanimous consensus of the Board to recommend adoption of the ordinance.

Adjournment

Upon motion by Philip Cassidy and a second by Barry Winston, the meeting was unanimously adjourned at 7:40 P.M.

Respectfully submitted,

Cathryn Hochkeppel
Municipal Housing Liaison/
Land Use Administrator/
Secretary of the Planning Board

CH:mc