

WORK SESSION OF JUNE 8, 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, Joseph Baladi, Barry Winston, Phillip Cassidy, Larry Metzger, Deputy Mayor Lisa Swain, Honey Morgenstern, Scott Osback, Todd Malkin, Baruch Gadot,

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

Conceptual; 13-17 River Road; Block 5610, Lots 31-32

Mr. Sheras explained that when his site plan was originally approved, the upstairs was classified as storage. He wanted to convert it to offices. He also explained that he had the necessary parking and the conversion would not result in the need for a parking variance. It was the unanimous consensus that this matter was diminimus and Ms. Hochkeppel was asked to inform the Construction Official.

10-16 River Road, Block 5506, Lots 10-19

Mike Goodman, attorney for applicant explained that his client was looking to rent one of the units to a restaurant café with a total of 24 seats. This creates the need for 14 spaces. The original approval would have required 6 parking spaces. There is an additional 8 spaces required. Under the zoning ordinance, there is a provision that if an entity enters into cooperative parking plan, there is a 25% reduction in parking requirements. He explained the cooperative parking which would be stacked and used for employees only. Chairman Kortright said that the Board will be looking for some proof that it is workable.

The Board felt this matter needed a formal hearing. There was some suggestions regarding acquiring the additional property and Mr. Kondo indicated that he hoped to in the future but could not do so at this time. He stated that the shopping center is not full and he is trying to rent it out first. He explained that the café would serve salads and panninis.

Scott Osback had to leave the meeting.

Grant Endorsements

Ms. Hochkeppel explained that she was asked to obtain a letter of endorsement for the grant applications. One is for bike paths on Daly Field.

Honey Morgenstern commented that without detailed information, she was not comfortable. Todd Malkin said many of these things require maintenance and there should be a plan in place as the Board does not know how it will affect the Borough's resources.

It was the consensus of the Board that although they generally support grant applications, without details, they were not comfortable with a written endorsement.

Master Plan

Chairman Kortright noted that the Council wanted a status report relative to the Master Plan. He added that the Board had previously noted that they hoped to create a new Master Plan in 2010 incorporating many of the amendments. It was noted that a sub-committee would be selected next month.

Adjournment

Upon motion by Barry Winston and a second by Honey Morgenstern, the meeting was unanimously adjourned at 8:00 P.M.

Respectfully submitted,

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

CH:mc