

WORK SESSION OF JULY 13, 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, Scott Osback, Todd Malkin, Barry Winston, Deputy Mayor Lisa Swain, Honey Morgenstern, Baruch Gadot Absent: Joseph Baladi, Phillip Cassidy, Larry Metzger.

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

MASTER PLAN SUBCOMMITTEE

Chairman Kortright indicated he would like Todd Malkin to Chair subcommittee. Todd Malkin explained that the committee will put together a Request for Proposal. They will review the proposals and make a recommendation to the Board. Barry Winston asked if the plan was to update the master plan or create a new master plan. Chairman Kortright stated that the Board must minimally reexamine the master plan in 2010 but it was the consensus that a new master plan should be created incorporating all of the components. Ms. Hochkeppel indicated that the current master plan consists of 12 documents and that does not include the Route 208 Corridor Study nor the Broadway study. It was the consensus of the Board that the committee be comprised of Phil Cassidy, Baruch Gadot, Joseph Baladi and Todd Malkin as Chairman.

Deputy Mayor Swain indicated that there were complaints about McDonald's new signs advertising on their building. Ms. Hochkeppel indicated she would refer the matter to the construction official.

ACTIONS OF THE BOARD

Honey Morgenstern stated that she felt that big applications that come before the Board shouldn't be passed in one night. There are issues with the Fire Department and she felt the larger applications are being rushed through. She cited River House Condominiums as an example. She noted that the temple took four months. She would like to have fire department present. She was also concerned about entities not complying with the conditions of approval such as the Sephardic Center. Barry Winston pointed out that River House Condominiums was not heard in only one night and that the Board had a letter from the Fire Chief. Barry Winston also commented that the Sephardic Center was heard over several meetings so there is no connection between an applicant complying with the conditions of approval and the number of meetings. Engineer Tichacek stated that whenever a Board is dealing with volunteers, it is difficult to force a timely comment.

Ms. Hochkeppel stated that in any of the large projects, there will be a developer's agreement. She also indicated that the Board Engineer and she had been discussing the possibility of requiring the posting of a bond in order to obtain a temporary Certificate of Occupancy.

Board Attorney Doug Bern added that if any member is not comfortable with the information provided, they are certainly free to vote against approval.

Chairman Kortright indicated that the County has purchased a house that will allow access to the park and more information will be forthcoming in the near future.

ADJOURNMENT

Upon motion by Honey Morgenstern and a second by Todd Malkin, 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