

PLANNING BOARD
BOROUGH OF WANAQUE

APRIL 15, 2010

REGULAR MEETING

Meeting called to order by Chairman Gilbert Foulon with a salute to the flag at 8:07pm.

ROLL CALL: Chairman Gilbert Foulon, Vice Chairman Graceffo, Councilman Dominick Cortellessa, Members Kevin Platt, Mark Reuter, William Rucci, John Shutte Eugene Verba and David Slater.

PRESENT: Attorney Steven Veltri and Engineer Michael Cristaldi (both arrived 8:10pm)

ABSENT: Mayor Daniel Mahler.

READING: Open Public Meeting Announcement

This is the Regular Meeting of the Wanaque Planning Board and adequate notice has been given and it has been duly advertised by the placement of a notice in the Suburban Trends and the Herald News on January 31, 2010 and a notice thereof has been posted on the bulletin board in the Municipal Building in the Borough of Wanaque and a copy thereof has been on file with the Borough Clerk.

MINUTES: from the March 18, 2010 Meeting.

MOTION TO APPROVE: made by Vice Chairman Graceffo, seconded by Member Platt. Voting yes were Vice Chairman Graceffo, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte and Slater. Chairman Foulon and Member Verba abstained.

COMMUNICATIONS REPORT: No questions asked.

APPLICATION STATUS REPORT: Eng. Cristaldi reported he is reviewing a new application on the Rhinesmith Property for 23 Residential Units.

HIGHLANDS ELEMENT FOR MUNICIPAL MASTER PLAN

Thomas Carroll, Borough Administrator and Fred Suljic of Dykstra Associates

At last month's meeting, the draft of the Highlands Element was distributed to all Board Members for their review to discuss any questions tonight so that this matter can put on the agenda for a public hearing and adoption at the May Planning Board Meeting.

A major change we are looking for is a change on the map where Highlands Council has certain areas in town in the lake community area. It appears Highlands took any of the areas close to the reservoir and put them into a “lake community” and these properties are not lake community-type properties, i.e., the Rhinesmith property and all properties along the reservoir into Haskell.

In doing this process we are looking at coming into conformance with the Highlands Act, which will allow for a town center designation for Haskell similar to what we have from the State Planning Commission and we are still working on the Housing Element for COAH to get final COAH Certification. The COAH issue will also be addressed at the May Planning Board Meeting.

Fred Suljic discussed having both the Housing Element and the COAH Element presented at the same meeting next month in that both elements work together. Wanaque still does have some areas left to develop/redevelop and by going through this process there should be additional grant money to assist in any projects. The only item we changed in this draft of the Highlands Element was the maps; the text is the same.

Member Rucci questioned if the low-income housing designation was still on the map. Mr. Carroll advised it was. There is a meeting with the Planning Board COAH Committee on Tuesday, April 20 to discuss the Housing Element. This Committee will present a COAH Plan to the Planning Board at the May meeting. This Plan should be distributed to the Board Members before the May meeting, so it can be voted on so we make the June 8, 2010 deadline for submittal.

Member Reuter questioned, if the housing component becomes a part of the Housing Element, and he was advised it does. He also questioned who was responsible for following up on the components in the report that are indicated as not being completed (i.e., historical component, housing). Mr. Suljic advised that it was the Planning Board’s decision. As this process moves ahead, if the Planning Board decided to do a historic plan, we would supplement this Element.

Mr. Suljic explained that since the Highlands Act is new, this Highlands Element is a supplement to Wanaque’s Master Plan. It is not a separate Master Plan, but this is the supplement that covers all the different areas that you would have in your typical land use, housing, transportation, etc. Mr. Carroll further advised that, at last month’s meeting, the Planning Board approved the Re-Examination Report, which continued the existing Master Plan with updates. As we go through this process and, the Highlands Council approves this Element, then we are going to go into a full-blown new Master Plan.

In going through this process, the Plan reflects the thoughts and actions of the Mayor and Council, particularly on the re-development areas. It was important to put the re-development areas into the Plan so Highlands knew about them right away. Since the majority of our properties is either watershed, mountain or developed, we are looking at re-development along Ringwood Avenue and Union Avenue. This is what the Council and the Planning Board have been focusing on and is reflected in these plans.

Councilman Cortellessa discussed growth rates, housing units, developments in place and future developments and the need to generate new revenue for the community. Is the Highlands Plan going to support our level of growth or is it going to restrict the growth going forward? Mr. Suljic advised, in certain areas, development might be restricted. If we have too much growth, we would have a higher number for low-income housing. When you do the re-development plans, you will have to re-configure what you will do in the future as to how you are going to deal with the retail, office, apartments and we will not have the high density we have had in the past. Wanaque has a good infrastructure with regard to the schools, water and sewer, etc. but we are starting to max out. This is why we are going through with the Highlands process to build our case for a town center designation in Haskell and Midvale.

PUBLIC DISCUSSION: Sandy Lawson, 28 Haskell Avenue, Haskell, NJ

How many units are we obligated under COAH? Mr. Carroll advised that the last number, going back to pre Pulte development, was 98 and then that was increased to 275 when Pulte was at 1180. That number was never reduced based on the 20%, so it is somewhere between 150 and 200 units.

How many housing units would we have to see built in order to provide this number of affordable housing units? It is 20% - so about 850 to 1000 more units, which is unrealistic. This is all based on COAH's calculations.

Mrs. Lawson also wanted to know who was on the COAH Committee – Board Members Joseph Graceffo, Eugene Verba, Kevin Platt and Mayor Mahler.

RESOLUTIONS: Resolution to Memorialize the Board Approving the Master Plan Re-Examination Report, which was voted on in March by an 8 – 0 vote.

MOTION TO APPROVE RESOLUTION: made by Councilman Cortellessa, seconded by Member Reuter. Voting yes were Chairman Foulon, Vice Chairman Graceffo, Councilman Cortellessa, Members Platt, Reuter, Shutte, Verba and Slater. Voting no was Member Rucci.

VOUCHERS: submitted by Steven Veltri, Esq. for Master Plan Re-Examination Report – Attendance at Special Committee Meeting in the amount of \$350.

MOTION TO APPROVE: made by Member Reuter, seconded by Shutte. Voting yes were Chairman Foulon, Vice Chairman Graceffo, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte, Verba and Slater.

DISCUSSION: Member Slater asked about the Candle Factory Property.

Mr. Carroll advised that he and the Borough Attorney met with representative of M&T Bank. This matter is going through a friendly foreclosure and they are willing to work with us in maintaining all of their approvals and will be, at some point, coming back looking to develop. Once the foreclosure is complete, it is believed they will be selling the property and looking for some type of development. Mr. Carroll did speak with the bank about maintaining the property. All taxes are paid up to date.

Member Slater asked about the cleared lot on Ringwood Avenue by Bergen Avenue. It is a four-unit development that was approved by the Board of Adjustment.

Member Slater asked about the Gas Station in Ringwood Avenue. Mr. Carroll advised that they have all their DEP approvals/permits.

MOTION TO ADJOURN AT 8:40 P.M.: made by Member Slater, seconded by Member Verba. Carried by a voice vote.

**Jennifer A. Fiorito
Planning Board Secretary**