

**MINUTES OF THE BOROUGH OF NORTH CALDWELL PLANNING BOARD
CONFERENCE MEETING HELD MAY 15, 2023**

Chairman Brower called the meeting to order at 7:32 p.m. The following members were present:

ROLL CALL

PRESENT: Chairman Brower, Mr. Campbell, Mayor Raymond, Councilman Rees, Dr. Spinelli, Mr. Fishbone, Mr. O'Sullivan, Ms. Nathans, Mr. Roth

ABSENT:

Others present: Mr. Dusinberre, Esq., Board Attorney

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.

APPROVAL OF MINUTES

Chairman Brower requested a motion for the approval of minutes from the April 3, 2023 regular Meeting. Member Nathans made a motion to approve the minutes and a second was made by Member Campbell.

Upon roll call:

AYES: Nathans, Campbell, Chairman Brower, Mayor Raymond, Councilman Rees, Dr. Spinelli, Mr. O'Sullivan, Mr. Roth

ABSENT: Mr. Fishbone

NAYS/ABSTENTIONS: None

ITEMS FOR DISCUSSION

Member Fishbone arrived at 7:34 pm.

1995 Master Plan Drawings

Chairman Brower introduced the topic of the 1995 Master Plan Drawings which was requested by Member Roth. Member Roth raised a concern about the age of the drawings. Member Campbell noted that the Borough and the Board needs to be cognizant of the cost of such updated plans.

Mr. Dusinberre noted that the Board should consider if the updated plans were legally necessary or if there was a need from the Board to update such plans. Mr. Dusinberre provided some discussion regarding the requirements of the Master Plan and some updated plans prepared during prior reexaminations. Mr. Dusinberre also noted the updated plans prepared during the reexamination have been statutorily adequate and he was unsure if any engineer would provide as-built drawings for of the entire Borough or if it would be economically feasible.

Further, Mr. Dusinberre noted the original plan was adopted in 1975 and was updated in 1983 with updated charts, maps and demographics. Mr. Dusinberre continued to go through the

history of the Master Plan and each of the updates and reexaminations through the years. Mr. Dusinger also noted that the reexamination is now required every 10 years and the 2019 plan was late but the Borough is now currently in good standing and will remain in good standing until 2029. Mr. Dusinger worked through a synopsis he had prepared regarding Board requirements and triggering considerations recently encountered or anticipated in the near future that the Board should consider. Mr. Dusinger also noted that the reexam is largely driven by planners or engineers.

Chairman Brower asked Mr. O'Sullivan to speak to the facility plans. Mr. O'Sullivan summarized a recent conversation he had with the Borough Engineer and Borough Planner regarding planning of facilities and grounds at the Gould Avenue Borough Hall campus.

Mr. Roth asked if the Board is comfortable relying upon the land use plan with which it is currently equipped. Chairman Brower noted that the Board can review the matter with the Board Attorney, Borough Engineer and Borough Planner regarding the current Land Use Plan and whether any updates are necessary or required.

Mr. Roth specifically noted that page 74 of the 1995 Master Plan has handwritten notes which raise a concern. Mr. Dusinger and Mr. Roth discussed the matter in greater detail.

Ms. Calvert-Nathans asked if there is a statutory requirement to update the plans and Mr. Dusinger confirmed that reexaminations are required every 10 years.

35 Hamilton Drive East (Grandview Elementary School) – Access Road

Chairman Brower noted that the North Caldwell Board of Education submitted plans to the Board for review and for future consideration of the Board for a courtesy review. Mr. Roth asked if the Board should review the matter.

Chairman Brower confirmed that the plans were just recently received and the Board with its professionals need time to review. Chairman Brower noted that the Board should conference the project at the June 5th Conference Meeting and schedule the Board's courtesy hearing on June 26th.

Councilman Rees noted that questions will come regarding pavement width and retaining walls. Mr. Roth asked about the need for a curb cut permit. Mr. O'Sullivan confirmed that the applicant will still be responsible for grading permits, storm water management plans and all other necessary construction permits.

Mr. Fishbone asked for confirmation that the plan was a courtesy review and Chairman Brower and Mr. Dusinger confirmed the same. Chairman Brower expanded that Mr. Ferriero will review all engineering issues. Mr. O'Sullivan confirmed speaking with the Police Department, Fire Department and Engineering in anticipation of the June meeting timelines.

RESOLUTIONS & MEMORIALIZATIONS

None.

APPLICATIONS & PRELIMINARY HEARINGS

None.

CITIZENS TO BE HEARD

Chairman Brower opened the meeting to the public and nobody was present in person and no virtual participants raised questions. Chairman Brower then closed the meeting to the public.

Mr. Fishbone asked for expansion projects to be recirculated for review against the access road plans.

ADJOURMENT

Chairman Brower requested a motion to adjourn at approximately 8:06 pm. A motion was made by Member Calvert-Nathans and seconded by Member Fishbone. All members voted in the affirmative.

Kevin O'Sullivan
Planning Board Secretary