

**MINUTES OF THE BOROUGH OF NORTH CALDWELL PLANNING BOARD
CONFERENCE MEETING HELD JUNE 5, 2023**

Chairman Brower called the meeting to order at 7:31 p.m. The following members were present:

ROLL CALL

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

ABSENT: Dr. Spinelli, Mr. Fishbone

Others present: Mr. Dusinberre, Esq., Board Attorney, Paul Ferriero, Board Engineer

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

None

ITEMS FOR DISCUSSION

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

Chairman Brower introduced the topic to the Board and explained the procedures of the meeting to members of the public present.

Dr. Spinelli Joined the meeting at 7:35 p.m.

Chairman Brower opened the discussion to the Board and asked Paul Ferriero to provide a brief summary of his comments.

Member Fishbone joined the meeting at 7:37 p.m.

Mr. Ferriero provided discussion on the need for a secondary gate to avoid circulation issues.

Mr. Ferriero also provided discussion on the need for stormwater management designs to meet NJDEP requirements which will treat volume and stormwater quality. Mr. Ferriero noted this design may trigger green infrastructure needs.

Mr. Ferriero noted the location of the dumpsters as a concern. He also asked for a circulation plan. Lastly, he noted that the Board of Education should indicate whether the parking spaces consider future expansion and future parking needs.

Chairman Brower noted that the applicant should be made aware of the comments and should have anticipated the concerns with this application. He highlighted the need for drainage improvements within this plan.

Chairman Brower noted that the North Caldwell Police Department comments need to be considered and any potential comments from the North Caldwell Fire Department should be given serious consideration. He anticipated that the North Caldwell Fire Department would need breakaway gates be installed. He turned the comments over to the Planning Board.

Councilman Rees asked the width of the property on Beachmont Terrace compared to the width of the driveway and sidewalk. He asked if the driveway is central or offset. Chairman Brower and Mr. Ferriero noted that dimensions should be provided. Mr. O'Sullivan noted that the tax maps note a 95' wide property in this location but the plans should be dimensioned accordingly.

Mr. Fishbone asked what control the Borough holds. Mr. Ferriero noted that the typical planning board procedure is not applicable but the local stormwater ordinance needs to be compliant.

Mr. Campbell highlighted the question from Chief Strodthoff as to why a one-way driveway was proposed instead of a 2-way aisle and the applicant should provide an answer to the question.

Mayor Raymond noted that the North Caldwell Board of Education should be provided the comments in order to allow them a chance to present accordingly and answer questions regarding planning and design intentions. He further voiced support of the general project.

Mayor Raymond and Mr. Fishbone noted the existing traffic conditions are not adequate and the North Caldwell Board of Education endeavor to improve the situation is valuable.

Mr. Dusinberre noted that the purpose of the meeting is to not resolve any concerns tonight. The purpose of the meeting is to make the presentation at the regular meeting as effective as possible.

Mr. Dusinberre suggested that the comments and memos from Board and it's professionals be submitted to the applicant. Mr. O'Sullivan confirmed the applicant's architect was seeking comments earlier in the day. Mr. O'Sullivan confirmed that comments will be provided to the architect immediately.

Chairman Brower asked Mr. Dusinberre to give the Board directions on the Board's role in this application. He reiterated that tonight's meeting is simply to position the Board and the applicant in a manner to have an efficient Regular Meeting.

Chairman Brower closed the discussion regarding this topic from the Planning Board perspective and opened it to the public. Nobody from the public wished to be heard.

RESOLUTIONS & MEMORIALIZATIONS

None.

APPLICATIONS & PRELIMINARY HEARINGS

None.

CITIZENS TO BE HEARD

Chairman Brower opened the meeting to the public and nobody wished to speak. Chairman Brower then closed the meeting to the public.

Mr. Roth asked about the validity of handwritten notes within the attached maps of prior master plan documents. He asked if Borough professionals opined on the validity of the notes. Mr. Fishbone questioned the reasoning we have to believe the documents might be invalid. The Borough Planner and the Board Attorney should coordinate an opinion on whether the documents were valid.

Mr. Dusinger noted the 1995 Master Plan is actually the 1995 re-examination of the 1983 Master Plan. Mr. Dusinger suggested the hand notes on the document could have been provided by former Borough Administrator John Kosko or Borough Engineer Frank Zichelli. Mr. Dusinger noted that the re-examination report from 1995 has since been updated and replaced and the 1983 Master Plan is adequate. Mr. Dusinger noted that the documents are proper and can provide a written response if desired. Chairman Brower asked for submission of the same.

Mr. Roth asked about the status of prior meeting minutes from prior years. Mr. O'Sullivan noted the minutes are not ready for voting.

ADJOURNMENT

Chairman Brower requested a motion to adjourn at approximately 8:17 pm. A motion was made by Member Rees and seconded by Member Campbell. All members voted in the affirmative.

Kevin O'Sullivan
Planning Board Secretary