

**MINUTES OF THE BOROUGH OF NORTH CALDWELL PLANNING BOARD  
CONFERENCE MEETING HELD APRIL 3, 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 March 20, 2023 regular Meeting. Member Nathans made a motion to approve the minutes and a second was made by Member Campbell.

Upon roll call:

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

ABSENT: None

NAYS/ABSTENTIONS: Mr. Fishbone

**ITEMS FOR DISCUSSION**

Letter of Recommendation to Mayor and Council

Chairman Brower noted that an updated memo was prepared by Mr. Behrens and distributed to the Board and the memo encompasses prior discussions, including comments received during the March 20, 2023 meeting.

Chairman Brower requested a motion for the Board's consent to pass the memo from Mr. Behrens to the Mayor and Council. Councilman Rees made a motion and a second was made by Member Nathans.

Upon roll call:

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

ABSENT: None

NAYS/ABSTENTIONS: None

Member Nathans asked for clarification on the next procedural steps and Chairman Brower provided an explanation. He expanded that the next step will lie with the Mayor and Council to

consider updates to the appropriate zoning ordinances. Mr. Dusinger further expanded on the process that might be considered next by the Governing Body.

Member Campbell noted that any current applications or potential applications might be too far along to be considered under any new zoning changes. Mr. Dusinger indicated that this might be true and we would have to take each application on a case-by-case basis.

Mayor Raymond outlined a potential schedule for upcoming Mayor and Council meetings which was confirmed by Member O'Sullivan.

### **RESOLUTIONS & MEMORIALIZATIONS**

None.

### **APPLICATIONS & PRELIMINARY HEARINGS**

None.

### **CITIZENS TO BE HEARD**

Chairman Brower opened the meeting to the public and nobody was present. Chairman Brower then closed the meeting to the public.

The Board collectively wished Mayor Raymond and Member Fishbone happy birthdays.

Mr. Dusinger asked the Board to consider whether future conference meetings with relatively light agendas should remain fully virtual. Chairman Brower asked for the next meeting to include this topic as an agenda item so the Board can consider the options and be prepared to discuss the topic at the next meeting.

Mr. Dusinger clarified that the next meeting, scheduled for April 17<sup>th</sup>, should be in-person and the topic of virtual meetings may be the only item of substance for the meeting if it was held.

Mr. Fishbone asked if there was any follow-up from the North Caldwell Board of Education. Clarification was provided by Mr. Dusinger who explained that exclusions from site plan approval are specifically afforded to the Board of Education. Mr. Roth asked about whether permits were necessary to which he was provided an answer that permits would still be required. Mr. Roth asked if it would be appropriate to have a peer review with an outside construction official or engineer to oversee the project. Mayor Raymond noted he would follow-up with the Borough Engineer on this topic.

### **ADJOURNMENT**

Chairman Brower requested a motion to adjourn at approximately 8:01 pm. A motion was made by Member Fishbone and seconded by Member Campbell. All members voted in the affirmative.

Kevin O'Sullivan  
Planning Board Secretary