

Frenchtown Planning Board
Regular Meeting
January 27, 2016
7:30 P.M.

Chairman Randi Eckel called the Regular Meeting to Order at 7:30 P.M. and stated that all the requirements of the “Open Public Meeting Law” have been met. The meeting has been advertised, the Agenda has been posted in the Borough Hall and copies distributed to the designated newspapers.

ROLL CALL

Present:	Absent:
Dragt	Case
Eckel	DenBleyker
Musolino	Dougherty
Myhre	Sullivan
Scott	
Suttle	
Weeks	

Chairman Eckel noted that Gerry Case and William Sullivan are out clearing roads, John DenBleyker had a late work meeting and John Dougherty is out of the country for work.

APPROVAL OF MINUTES

Regular Meeting – December 16, 2015

Gordon Dragt moved to accept the minutes of the December 16, 2015 Regular meeting. Rocco Musolino seconded the motion. The minutes of the December 16, 2015 Regular meeting were approved by unanimous favorable roll call vote.

Special Meeting – January 13, 2016

Gordon Dragt moved to accept the minutes of the January 13, 2016 Special meeting. Rocco Musolino seconded the motion. The minutes of the January 13, 2016 Special meeting were approved by unanimous favorable roll call vote.

PUBLIC COMMENTS

Chairman Eckel noted that the agenda was not posted on the website because the Borough internet has been down since the storm. She apologized that the agenda was not posted.

Chairman Eckel announced that before we start the public comment section, comments are welcomed on matters not listed on the agenda. Comments related to agenda items should be held until that specific item comes up on the agenda. Chairman Eckel opened the public comment session.

Having no public comments, Chairman Eckel closed the public comments session.

Site Plan and Variance Application – Block 57 Lot 1, Kerr & Lott Street – Madeline Cretella (Completion Review)

Attorney Danzo, representing the applicant, noted that by review of the documents, he believes everything is complete. He asked that the public hearing be carried to next month as he has

advertised and gave appropriate notices. He asked the Board to announce that the public hearing will be carried to the February 24th meeting. Attorney Goodell stated that he has reviewed the notice and the notice was published in a timely manner and the notices were served upon the list provided by the Borough.

Chairman Eckel noted that the public hearing for the Cretella application is going to be carried to the February 24th meeting with no further notices required.

Fred Lowe of Hawk Street stated that he was not noticed and he is within 200 feet of the property. There was a similar hearing on this property before and he was not noticed at that time. He believes it is because his lot is irregular. He will talk to Brenda Shepherd about it. Attorney Danzo responded that he was presented with a list and provided notices from the list. Attorney Goodell noted that his obligation is to provide notices to those on the list. If it turns out, someone else should be on the list, the engineer can check the maps to see if that property is within 200 feet. For now, Mr. Lowe is now on notice that the hearing for this application will be February 24th.

Engineer Clerico noted that the Board identified missing items at the December meeting. Those items have been subsequently provided, the last item being the letter of denial from the zoning officer. Based on that, the Board can deem the application complete. He added the Board previously granted various waivers and partial waivers for completeness. On motion by Brad Myhre, seconded by Gordon Dragt and carried by unanimous favorable roll call vote, the Planning Board deemed the variance and site plan application complete for Block 57 Lot 1.

Chairman Eckel noted that as previously noted, this hearing is schedule for the February 24th meeting at 7:30 pm with no further notices required.

Chairman Eckel noted that further memos will be forth coming from the Board professionals.

NEW BUSINESS:

Redevelopment concept for Ceramics Plant property

Rocco Musolino stepped down on this agenda item due to proximity.

Chairman Eckel noted that the Board will not be discussing the Redevelopment plan in any detail this evening because the Applicant will not be coming this evening. There was a meeting this past Friday evening with the Mayor, Planner and other individuals and the applicant will be reworking the plan and trying to get the traffic studies done. They will be coming back to see us soon.

Attorney Guy Desapio of Frenchtown representing the applicant is here tonight to ask if the Board would consider establishing a special meeting for February 17th to discuss this. By that time, Mr. Meiskin should have all the things revised that were suggested to him. We are doing some work from comments made the last time we met and with the meeting with the School Board, there is a new concept with traffic in front of the school and student safety. There will be revisions to the fiscal report and there were some suggestions of changing the concept of the development and reviewing and evaluating such things as density. We would like to ask for a special meeting so that there is a whole night dedicated to this given the amount of interest from the public. It will give us an opportunity to make a presentation and still get all public comments in and hopefully move things along more quickly. It will also help with the developer's timing.

He conveyed Mr. Meiskin's personal regrets for not attending this evening. He is helping his son complete an Eagle Scout project by Midnight this evening.

Chairman Eckel noted that we cannot discuss this item this evening but it makes sense to have a special meeting. We have several applications coming before us in February, the Cretella application and another application for another property. February 17th was proposed for the special meeting. She did a quick poll to see if our professionals could attend that meeting. Chris Pickell will not be available. William Burr who is working with the traffic engineer cannot make it but Traffic Engineer John Jahr can make it. Attorney Hirsch, Planner McKenzie and Engineer Clerico can make that meeting. Engineer Clerico is kind enough to come to that meeting although he has another meeting that night. The Board agreed to a special meeting on February 17th at 7:30 pm. Planner McKenzie stated that she received an email from one of the board members with a suggestion about the layout. She will forward that email to Mr. Meiksin. Mayor Myhre noted that they had a productive meeting with the developer and he appreciates Planner McKenzie's input. She did a great job and we had a frank conversation and put a lot on the table that was brought forward from the last meeting from the public and the Board. Hopefully, taking the time to redo the plans and come up with something that takes into account those considerations will be better for the Board and public. Chairman Eckel added that she did appreciate that the applicant was willing to meet and consider the comments particularly from the public because the Board did hear a lot of comments from the public.

Chairman Eckel noted that the Planning Board will have a special meeting on February 17th at 7:30 pm. She asked Secretary Shepherd to advertise that meeting. We will post the agenda. Attorney DeSapio thanked the Board. Responding to Attorney DeSapio, Chairman Eckel noted that there will be no informal discussion on this item as recommended by Attorney Hirsch since we are taking it off the agenda.

Liz Johnson of 19 Second Street asked when the public will have access to the changes being submitted. She has a letter she prepared with comments. If the plans are changed, some of her comments may be mute. Attorney DeSapio will have to check with his client. Planner McKenzie recommended that the Board set a date for the applicant to have the documents submitted. Chairman Eckel recommended that the items be submitted by February 8th. Attorney DeSapio requested February 10th because of the short time notice. Subsequent to a brief discussion, the Board agreed on February 10th. Chairman Eckel noted that if the documents are not in on February 10th, there will be no special meeting on the 17th.

Chairman Eckel thanked everyone for coming.

Rocco Muslino returned to the meeting.

VOUCHERS

Brenda Shepherd, Board Secretary, presented the following vouchers for approval:

VOUCHER LIST 1/27/16

Albert Cruz	Professional Services for Affordable Housing through 12/31/15	\$ 1,018.77
-------------	---	-------------

Archer & Greiner	Professional Services for General Representation through 12/31/15	\$ 590.35
------------------	---	-----------

ESCROW ACCOUNT – BLOCK 3 LOT 1 – Frenchtown 7

Van Cleef Engineering	Professional Services for Frenchtown 7 through 12/31/15	\$ 371.25
-----------------------	---	-----------

Albert Cruz	Professional Services for Frenchtown 7 through 11/30/15	\$ 255.00
-------------	---	-----------

Archer & Greiner	Professional Services for Frenchtown 7 through 12/31/15	\$ 680.00
------------------	---	-----------

Van Cleef Engineering	Professional Services for Frenchtown 7 through 11/30/15	\$ 810.00
-----------------------	---	-----------

Pickell Architecture	Professional Services for Frenchtown 7 through 12/31/15	\$ 1,015.00
----------------------	---	-------------

Albert Cruz	Professional Services for Frenchtown 7 through 12/31/15	\$ 30.00
-------------	---	----------

Elizabeth McKenzie	Professional Services for Frenchtown 7 through 12/31/15	\$ 743.75
--------------------	---	-----------

Pickell Architecture	Professional Services for Frenchtown 7 through 1/15/16	\$ 435.00
----------------------	--	-----------

ESCROW ACCOUNT – BLOCK 59 LOT 4 – Sprocket Arts

Van Cleef Engineering	Professional Services for Sprocket Arts through 12/31/15	\$ 135.00
-----------------------	--	-----------

Archer & Greiner	Professional Services for Sprocket Arts through 12/31/15	\$ 160.00
------------------	--	-----------

Elizabeth McKenzie	Professional Services for Sprocket Arts through 12/31/15	\$ 131.25
--------------------	--	-----------

ESCROW ACCOUNT – BLOCK 57 LOT 1 – Cretella

Elizabeth McKenzie	Professional Services for Cretella through 12/31/15	\$ 175.00
--------------------	---	-----------

Van Cleef Engineering	Professional Services for Cretella through 12/31/15	\$ 1,856.25
Herbert, Van Ness, Cayci & Goodell	Professional Services for Cretella through 11/30/15	\$ 80.00
Herbert, Van Ness, Cayci	Professional Services for Cretella through 12/21/15	\$ 448.00

ESCROW ACCOUNT – BLOCK 34 LOT 1 – Michael

Albert Cruz	Professional Services for Michael through 11/30/15	\$ 225.00
Albert Cruz	Professional Services for Michael through 11/30/15	\$ 15.00
Albert Cruz	Professional Services for Michael through 12/31/15	\$ 60.00

ESCROW ACCOUNT – BLOCK 34 LOT 1 – Michael’s Inspection

Van Cleef Engineering	Professional Services for Michael through 11/30/15	\$ 411.75
-----------------------	--	-----------

On motion by Jack Weeks, seconded by Brad Myhre, and carried by unanimous favorable roll call vote, the Planning Board approved payment of the above bills list.

CORRESPONDENCE, COUNCIL REPRESENTATIVE REPORT AND OTHER RELATED ITEMS

Chairman Eckel commented that it is a shame that the Board could not do more this evening. By the time we were aware that Mr. Meiskin was going to be making larger changes based on the feedback he received, there was not enough time to get reports from the Board professionals for the Cretella application for the public hearing.

Chairman Eckel also commented that the Board has some correspondence about Oasis Realty/Shale Cliff. They will be coming before the Board at the February meeting to discuss where the preliminary site plan approval stands that was approved several years ago. Planner McKenzie noted that they will probably ask for an extension.

Chairman Eckel noted that Sprocket Arts is hoping to come before the Board in February and may come at the earlier meeting in February for a completion meeting. Responding to Sarah Scott as to a possible conflict on Sprocket Arts, Chairman Eckel recommended that Sarah Scott check with Attorney Hirsch on the matter.

Engineer Clerico asked that if there is a special meeting to be scheduled in March, could it be done on the second Wednesday of the month as he has a conflict on the third Wednesday.

Mayor Myhre stated that there was a job well done by public works, the fire department and police department for snow removal. That was a big challenge. There was also a job well done by those who responded to the Homestead House and the evacuation, especially by OEM Coordinator Karen Harmon and Deputy OEM Coordinator, Amy Cochran. They have been there both days and making sure food was provided, etc. and a thank you to those who provided the food for them. As of tonight, the gentlemen have returned back to the house. They did a temporary repair to shore up the porch and it has been stabilized. A more permanent solution will probably be done this summer. Chairman Eckel commented that Frenchtown did look terrific after the snow storm.

ADJOURNMENT

Jack Weeks moved adjournment at 8:02 pm, and Gordon Dragt seconded. The motion passed on favorable voice vote.

Brenda S. Shepherd
Planning Board Secretary