

Frenchtown Planning Board
Regular Meeting
October 28, 2020
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 on the website and copies distributed to the designated newspapers with the teleconferencing information to join the meeting.

ROLL CALL

Present:	Absent:
Cooke	Herb
DenBleyker	Myhre
Dougherty	
Dragt (Arrived at 7:42 pm)	
Eckel	
Reino	
Tomko	

APPROVAL OF MINUTES

Regular Meeting – July 22, 2020

John DenBleyker moved to accept the minutes of the July 22, 2020 regular meeting and Maggie Cooke seconded the motion. The minutes of the July 22, 2020 regular meeting were approved by favorable roll call vote with Mike Reino abstaining..

PUBLIC COMMENTS

Chairman Eckel opened the floor for public comments. Chairman Eckel noted that she turned off the chat function. If you wish to make a comment, raise your hand and she will call on you. Hearing no comments, Chairman Eckel closed the public comment session.

REQUEST TO AMEND CONDITION OF APPROVAL – COUNTRY CLASSICS AT FRENCHTOWN, LLC. – BLOCK 3 LOT 1 AND 2 AND BLOCK 10 LOT 1

Chairman Eckel noted that this agenda item is a request from Country Classics at Frenchtown LLC to amend a condition of their site plan approval. She noted that Todd and Scott VanCleeef are in attendance and requested that they provide the Board with testimony on their request to amend a condition of site plan approval.

Todd VanCleeef stated that they are present this evening to request an amendment to the siding material for the duplex units along Harrison and Eighth Streets. The architect had requested Hardieplank and we asked for vinyl similar to HardiePlank. When trying to get the vinyl siding material, it is easier to obtain the HardiePlank. The colors were provided which are similar to what was approved and it will be the smooth HardiePlank.

Chairman Eckel noted that we did receive a memo from Board Architect Chris Pickell and the material that Country Classics is requesting now is what Architect Pickell originally recommended and is similar to what was approved. She asked the Board if they had any

questions or comments on the amendment request. Attorney Hirsch asked that a copy of the memo from Chris Pickell be provided to her.

Just to be clear, John Dougherty noted that he understands that Exhibit A-12 is being amended with Exhibit A-2. Attorney Hirsch responded that Exhibit A-1 is specifying the material and A-2 is a list of the colors. It is clear in the new resolution. Attorney Hirsch added that she has provided a copy of a resolution of approval to adopt this evening if the Board approves the amended condition. If the resolution is adopted, the applicant can move forward.

Chairman Eckel stated that the flat side of the HardiePlank is to be used and is similar to the vinyl originally requested. Scott VanCleeef confirmed that it is the smooth side of the HardiePlank that will be used. There is no texture. It is a smooth flat finish like the Country Lane red on the exhibit.

Having no other comments or questions, a motion was made by Mike Reino to approve the amendment requested to the original condition of approval for Country Classics at Frenchtown LLC. site plan to use HardiePlank instead of vinyl on the duplex units and also approve the memorializing resolution. John DenBleyker seconded the motion. The Planning Board approved by unanimous favorable roll call vote the amendment to the condition of approval for Country Classics at Frenchtown, LLC. site plan to use HardiPlank instead of vinyl on the duplex units and the approval the following resolution:

FRENCHTOWN BOROUGH PLANNING BOARD

RESOLUTION NO. 2020-16

**COUNTRY CLASSICS AT FRENCHTOWN – EIGHTH STREET REDEVELOPMENT
AREA (CERAMICS PLANT)**

BLOCK 3, LOTS 1 & 2 AND BLOCK 10, LOT 1

RESOLUTION AUTHORIZING CHANGE IN SIDING MATERIAL AND COLORS

WHEREAS, Country Classics at Frenchtown, LLC is the Applicant and owner of Block 3, Lot 1, Block 10, Lot 1 and Block 3, Lot 2 (collectively, the “Subject Property”); and,

WHEREAS, on January 22, 2020, the Frenchtown Borough Planning Board adopted Resolution No. 2020-09, memorializing the Board’s approval of preliminary and final subdivision and site plan approval with variances for the Subject Property;

WHEREAS, Resolution No. 2020-09 included a list of exhibits, which included Exhibit A-11, the synthetic vinyl siding sample and Exhibit A-12, the sample showing siding colors for duplex units; and

WHEREAS, the Applicant has requested by letter dated October 20, 2020, that the synthetic vinyl siding shown in Exhibit A-11 to Resolution No. 2020-09 be replaced with HardiePlank siding with specifications shown in the attached **Exhibit A-1** and that the colors shown in Exhibit A-12 to Resolution No. 2020-09, be replaced with the attached **Exhibit A-2**; and

WHEREAS, at the October 28, 2020 Board meeting, the Applicant's principal, Todd Van Cleef, testified concerning the Applicant's requested change; and

WHEREAS, the Board received a review memo dated October 27, 2020 from the Board's Architectural Consultant, Christopher Pickell, AIA., which memo is attached hereto as **Exhibit A-3**, and which approves of the Applicant's proposed change in siding materials and color; and

WHEREAS, the Board has reviewed the Applicant's request for substitution of siding materials and colors, and hereby approves the requested change by this Resolution adopted contemporaneous with the Board's vote on October 28, 2020.

VOTING RECORD

On October 28, 2020, a motion to allow the applicant to substitute different siding as shown in **Exhibit A-1**, with slightly different colors as shown in **Exhibit A-2**, received the following votes:

Those in favor:

Those opposed: None.

The above Resolution was adopted by the Board contemporaneous with its vote on October 28, 2020.

Board members eligible to vote:

MEMBER	YES	NO
Cook	x	

Denbleyker	x	
Dougherty	x	
Dragt	x	
Eckel	x	
Reino	x	
Tomko	x	

Attest:

Brenda S. Shepherd, Board Administrator

The Exhibits are attached to this set of minutes.

APPROVAL OF VOUCHERS

Brenda Shepherd, Board Secretary, presented the following vouchers for approval: Chairman Eckel noted that she had approved the bills for payment with the asterisks.

VOUCHER LIST 10/28/2020

*Maser Consulting PA	Professional Services for General	\$360.00
Maser Consulting PA	Professional Services for General Representation through 9/12/2020	\$60.00
*Maser Consulting, PA	Professional Services for General Representation through 6/14//2020	\$1,083.75
*Maser Consulting, PA	Professional Services for General Representation through 7/19/2020	\$1,483.75
Maser Consulting, PA	Professional Services for General	\$1,161.25

ESCROW ACCOUNT – BLOCK 3 LOT 1 & 2 AND BLOCK 10 LOT 1 – Country Classics – Redevelopment

*Albert Cruz	Professional Services for Country Classics Through 7/31/2020	\$64,00
*Albert Cruz	Professional Services for Country Classics Through 6/30/2020	\$1,472.00

**ESCROW ACCOUNT – BLOCK 3 LOT 1 & 2 AND BLOCK 10 LOT 1 – Country Classics
– Site Plan**

*Maser Consulting PA	Professional Services for Country Classics Through 8/26/2020	\$1,125.00
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**ESCROW ACCOUNT – BLOCK 3 LOT 1 & 2 AND BLOCK 10 LOT 1 – Country Classics
– Site Inspection**

*Maser Consulting PA	Professional Services for Country Classics Through 8/26/2020	\$930.00
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Maser Consulting PA	Professional Services for Country Classics Through 9/23/2020	\$ 75.00
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ESCROW ACCOUNT – BLOCK 34 LOT 1 – River Mills at Frenchtown - Subdivision

*Maser Consulting PA	Professional Services for River Mills Through 7/24/2020	\$108.75
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*Maser Consulting PA	Professional Services for River Mills Through 7/24/2020	\$ 36.25
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*VanClef Engineering	Professional Services for River Mills Through 6/30/2020	\$ 592.000
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*VanClef Engineering	Professional Services for River Mills Through 3/31/2020	\$4,149.50
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*VanClef Engineering	Professional Services for River Mills Through 7/31/2020	\$1,034.00
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*Archer & Greiner	Professional Services for River Mills through 7/31/20	\$ 100.00
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Archer & Greiner	Professional Services for River Mills through 8/31/20	\$ 20.00
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ESCROW ACCOUNT – Block 17 Lot 5 & 6 – Oasis Realty LLC. Site Plan

*VanClef Engineering	Professional Services for Oasis Realty Through 3/31/2020	\$185.00
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Archer & Greiner	Professional Services for Oasis Realty Through 3/31/2020	\$240.00
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ESCROW ACCOUNT – BLOCK 59 LOT 6 – Hannis – Variance Application

*VanClef Engineering	Professional Services for Hannis Through 7/31/2020	\$666.00
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*Maser Consulting PA Professional Services for Hannis \$326.25
Through 7/24/2020

*NJ Advance Media Advertising the Variance application \$18.08
Approval

ESCROW ACCOUNT – BLOCK 57 LOT 1 – ARTYARD – Attorney Fees

*Albert Cruz Professional Service for ArtYard \$352.00
Through 7/31/2020

ESCROW ACCOUNT – BLOCK 12 LOT 5 – Eighth Street Associates – Site Plan

*Maser Consulting PA Professional Services for 8th St. Assoc. \$72.50
Through 8/26/2020

ESCROW ACCOUNT – BLOCK - 711 Harrison Street – Zoning Interpretation

Archer and Greiner Professional Service for 711 Harrison Street \$760.00
Through 7/31/20

VanCleaf Engineering Professional Service for 711 Harrison Street \$246.64
Through 7/31/20

Maser Consulting PA Professional Services for 711 Harrison Street \$926.25
Through 7/19/20

*Bills approved by Chairman Eckel

On motion by John Dougherty, seconded by John DenBleyker 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 reported that the Mayor is not present this evening as he is attending the funeral of Sal DeSapio.

Chairman Eckel also reported that Councilman William Sullivan has resigned. An appointment will be made to replace William Sullivan on the Board.

Chairman Eckel noted that the Land Use Ordinance will be codified this year and will be digitized so people will be able to access it on line.

Chairman Eckel commented that the Master Plan review is coming along and Planner Green has done a lot of work so far and she is ready to meet with the with a Master Plan subcommittee. Chairman Eckel appointed John DenBleyker, Jeanne Herb and Maggie Cooke will be the members of this subcommittee.

In reference to Jeanne Herb, Chairman Eckel noted that Jeanne Herb may have problems with her schedule and attending Planning Board meetings. Ms. Herb had asked that she noted be

scheduled to teach on Wednesday evenings and that any other night would work but the school scheduled her to teach on Wednesday evenings in the fall. If her schedule does not change next spring, she will consider resigning from the Board.

Chairman Eckel noted that she is a member of the Sewer Rate Stabilization Committee that is chaired by Councilwoman Liz Johnson.

Chairman Eckel asked Attorney Hirsch to provide information on the new procedures going forward for public bodies that will hold virtual meetings. Attorney Hirsch stated that there are emergency regulations and the Board will have to implement procedures to conform with the regulations. She asked the Board to allow her to work with Secretary Shepherd to implement the new procedures and regulations including meeting notices and procedures for running virtual meetings. In addition, there are procedures that the applicants will need to follow such as providing all applications in an electronic format and the Board will need to follow procedures for applications before the Board. The annual meeting notice will need to be revised and published and the meeting notice will need to be posted on the Borough website with the access information for the meeting. There are a few other things that will need to be put into place and she will work with Brenda Shepherd to get these implemented. The Planning Board consented.

Chairman Eckel noted that if the Board has an application with a larger crowd in attendance, she will deputize someone to remove people from the meeting if they become disruptive, etc. The Borough Council was “zoom bombed” and did not have someone to play bouncer. She will look for a volunteer to be the Planning Board bouncer for zoom meetings.

Chairman Eckel asked about the work being done on Section Street and Harrison Street. Secretary Shepherd noted new sidewalks are being installed on Second Street on the Borough Hall side, storm drains are being repaired are being Second Street is being resurfaced. Harrison Street will also be resurfaced. Mike Reino confirmed the information and noted that the roads will be closed for a short time..

ADJOURNMENT

Mike Reino moved adjournment at 7:53 pm and John DenBleyker seconded. The motion passed on favorable voice vote.

Brenda S. Shepherd
Planning Board Secretary