

PLANNING BOARD MINUTES
PUBLIC MEETING
AUGUST 11, 2022- 7:00 P.M.
HELD AT THE OAKLAND SENIOR CENTER
20 Lawlor Drive, Oakland, NJ
www.oakland-nj.org

Pursuant to Chapter 231, Public Law 1975 (Open Public Meetings Act) adequate notice of this meeting has been provided by:

- ❑ Adoption of an annual schedule of meetings
- ❑ Posting a copy of same at Borough Hall and the Borough's website
- ❑ Advertised in The Record more than 48 hours in advance of the meeting
- ❑ Mailing a copy to any person requesting same

**** MEETINGS CONCLUDE AT 10:30 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:00 P.M.**

PLANNING BOARD MEMBERS:

Sarah Michel, Andrea Levy, Gregory Liss, Joseph Marscovetra, Michael Rose, Thomas Connolly, Lee Haymon, John Morris, Councilman Pignatelli, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:05 P.M., ROLL CALL:

Present Members: Mmes. Michel and Levy, Messrs. Liss, Rose, Marscovetra, Connolly, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.
Absent Members: Mr. Morris

EXCUSE ABSENCES:

Motioned by Mayor Schwager and seconded by Councilman, to excuse the absence of Mr. Morris was voted unanimously by the Board.

Mr. Joseph Russo, Esq., Board Attorney, Mr. John Yakimik, Board Engineer and Mr. Steve Lydon, Board Planner were in attendance.

BOARD PROFESSIONALS SWORN IN:

Mr. Yakimik and Mr. Lydon were sworn in.

OPEN MEETING TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA.

Motioned by Mr. Rose and seconded by Mr. Liss, to open the meeting to the public was voted unanimously by the Board.

No comments.

CLOSE MEETING TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA.

Motioned by Mr. Liss and seconded by Councilman Pignatelli, to close the meeting to the public was voted unanimously by the Board.

Ms. Levy will be sitting in for Mr. Morris.

PUBLIC HEARING:

1. K Hovnanian – McCoy Road, Block 4202, Lots 1, 2 & 3. Public hearing for a Preliminary Site plan and Major Subdivision.

Mr. Greg Meese, Esq. with Price, Meese, Shulman & D'Arminio located in Woodcliff Lake, New Jersey introduced himself as attorney representing the application. He explained that K. Hovnanian is the contract purchaser of the property owned by the Estate of Salvatore J. Fanale. The subject property is a 38.8 acre parcel abutting Indian Hills High School.

The property is part of the Borough's compliance plan for the affordable housing due to a suit brought by the Borough to have its housing element declared constitutional. This property was identified as an undeveloped lot and a significant part of the Borough's compliance plan.

The Borough and the intervenor, Estate of Salvatore Fanale, reached a settlement on the property. As part of the settlement, the Borough amended the ordinance allowing the property to be developed for affordable housing, specifically 200 units.

As part of implementing the settlement, the applicant is proposing a total of 191 units consisting of 151 townhouses and 40 affordable units. In addition, the applicant is proposing a subdivision to create the lots for each of the townhomes, one lot containing 2 buildings for the 40 affordable housing units and one lot which will be maintained by the homeowners association for the common elements such as the clubhouse, detention basins and open space.

The development is consistent with the requirements of the RA-2AH zone which was newly created as part of the settlement agreement. They are requesting a variance for access of their property by way of an easement leading to RI-Arm Farm, the Leone property. There were negotiations and RI-Arm Farm will maintain their access rights across the Fanale/K Hovnanian property. Mr. Meese entered an exhibit.

Exhibit A-1, Agreement to Extinguish and Replace Release of Easements and Right of First Refusal and Grant of Easements, dated June 15, 2021.

The agreement would be that the developer would maintain the up to the 2 access points and bring them up to RSIS standards. The required improvements are walls and fencing along the property line so that there is no interference with the operation of the horse farm.

In addition to the variance, the property completely conforms with the Borough's ordinance except for the request of one RSIS exception for sidewalks along McCoy Road. Currently there are no sidewalks along McCoy Road and no sidewalks along Colonial Road. So they are asking for a waiver from that requirement because they would end up being sidewalks to nowhere. Also, sidewalks will impede upon the wetlands transition area which can be a costly endeavor during the permit process.

Mr. Meese informed the Board that the applicant is seeking preliminary approval. The property will be serviced by Veolia, formally known as Suez Water. The property is being serviced by both water and sewer which will be coming in from Franklin Lakes. Notice was put out by the DEP back in 2018 that an amendment to the Borough's wastewater management plan to accommodate this property is still pending.

Mr. Meese informed the Board that he will introduce Mr. John Caniglia, K. Hovnanian's area counsel, to explain the nature of the development and the relationship with the other developer, Ingerman, who is developing the affordable units since they will be on a separate lot.

Mr. John Caniglia, Esq. was sworn in and offered his credentials and the Board accepted his qualifications. He testified that he is an Area Counsel for K. Hovnanian's for the past 25 years. K. Hovnanian has been in existence since 1958, originating in New Jersey and operating out of 15 states. The last full year of their operations, they delivered nearly 7,000 homes across the country and made over 3 billion in revenue.

This development is proposing 151 market-rate townhomes. Those are the homes K. Hovnanian will build and he advised that later on in his testimony, he will get into the relationship with Ingerman who will be building the 40 affordable units.

All of the townhouses have three bedrooms, two-car garage and driveways. They are all approximately 2,500 square feet in size and have two stories consisting of main living on the first floor and bedrooms on the second floor.

Mr. Caniglia explained that they were involved early on when K. Hovnanian went into contract on the property. They were involved in the settlement negotiations and produced the concept plans as per the settlement agreement and the zoning ordinance. Part of the settlement was having an affordable housing component of 40 units in which the Borough preferred those to be rental.

K. Hovnanian has an arrangement with a company called Ingerman Development who is a sizeable developer who specializes in affordable housing development. Ingerman's representative will be speaking this evening in detail on the affordable housing component. The affordable housing regulations require a certain bedroom mix and there will be a 30-year affordability control on those units so rents are regulated and meet certain criteria for low and moderate income households.

They are proposing to subdivide the affordable property off from the rest of the lot. This lot will consist of the two affordable buildings, parking associated with those buildings, walkways and dumpsters. There will be a common access between the townhomes and the affordable buildings. Residents of the townhomes and the affordable units will have access to the clubhouse.

Mr. Caniglia explained that there will be some shared stormwater management and some shared facilities. An easement and cost sharing agreement will be entered into with Ingerman Development for access purposes and to share the cost of some of the common facilities associated with the property. The homeowner's association will maintain the roads, operate the clubhouse, manage the stormwater management and manage the common landscaped areas. In addition, the HOA will also provide snow removal for the roadways and walkways.

K. Hovnanian will undertake the major land development by clearing, doing mass grading, install retaining walls, bring utilities up to the affordable housing site and provide a building path to the Ingerman property. Ingerman will then be responsible for the vertical construction and remaining land development such as sidewalks, curbs, paving of the roads and lighting. Mr. Russo questioned if the title for the 40 affordable units will going to Hovnanian and then Hovnanian will transfer it to Ingerman. Mr. Meese responded that once they close with the Estate of Fanale, then they will have a separate closing with Ingerman on the lot that is being subdivided for the affordable units. He expressed that Ingerman will own the subdivided lot.

Mr. Caniglia referred to Mr. Lydon's memo noting that there is a phase-in requirement between affordable buildings and the townhomes. He expects that the affordable buildings will go up first so they meet those phase-in requirements. Mr. Lydon questioned if a construction phasing plan can be drafted before final approval. Mr. Caniglia responded that this will be done. Mr. Lydon also questioned if bike racks could be installed by the clubhouse. Mrs. Caniglia responded that this makes sense and they will consider this. Mr. Lydon questioned how EV charging requirements will be handled. Mr. Caniglia responded that all of the townhome garages will have wiring for the option of installing a wall hung EV charging station. There is a state law that requires the developer to offer the option to all of our buyers. No further questions. Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Councilman Pignatelli and seconded by Mr. Connolly, to open the meeting to the public regarding the testimony of Mr. Long was voted unanimously by the Board.

Mr. Thomas Russo, 58 Minnehaha Boulevard, commented on the HOA, sewer system maintenance, proper reserves and affordable developments in Franklin Lakes.

Motioned by Mr. Connolly and seconded by Mr. Haymon, to close the meeting to the public regarding the testimony of Mr. Long was voted unanimously by the Board.

Mr. Meese offered the testimony of Mr. Geoffrey Long the Development Principal for Ingerman Development Company. Mr. Long was sworn in and offered his credentials and the Board accepted his qualifications.

Mr. Long testified that since 2006, he has been employed by Ingerman working on developments focusing on New Jersey affordable and market-rate developments. He explained that there company is not as big as K. Hovnanian but is pretty well known.

The company was founded in 1988 and the headquarters is located in Collingswood, New Jersey. Ingerman has completed construction of over 10,000 rental residences and with development costs exceeding \$1.9 billion in New Jersey, Pennsylvania, Delaware and Maryland. Within New Jersey, they have completed 68 residential communities totaling 5,500 units. He mentioned a few of the developments constructed in Bergen County. He explained that they develop in high income suburban areas with high property values and they integrate affordable housing to make sure that it fits in within the community architecturally and makes sure the management of these properties are up to par. He stays involved throughout the whole process, approval process, construction and overseeing management and operations of the property.

Ingerman will be responsible for the vertical construction of the two apartment buildings. As mentioned earlier, the arrangement is that K. Hovnanian is responsible for site improvements and then at the time of closing, Ingerman will buy the improved pad and that will be their parcel. We will cover that pad and own it for the duration.

The 40 apartments will be in two three-story buildings. There will be a total of eight one-bedroom, 24 two-bedroom and 8 three-bedroom units. The Uniform Housing Affordability Code are standards by law of the state that determines unit count and income eligibility standards. They enforce the rules and requirements to make sure the development is compliant. The monitoring of affordability between very low-income units and moderate-income is statutorily required as far as unit sizes and then unit distribution between one, two and three bedroom.

Both buildings will be built at the same time during the early phase of development. They anticipate that once the pad is delivered and set, both buildings should be constructed within 14 to 18 month. Ingerman will have a management company of 400 employees and approximately 350 of them work in management. They have an on-site property manager and on-site maintenance person already assigned to this development. Their management will be responsible for the affirmative Fair Housing Marketing responsibilities and the Fair Housing Act leasing compliance. They act as the administrative agent for the project making sure that the people living there are registered meeting all the tenancy requirements.

There will be a 30-year deed restriction on the units and on the property so it runs with the title of the property. Trash collection is coordinated through a private hauler by the management office. Trash enclosures on site for trash and recycling are handled by management and operational costs are rolled into the rent. Snow hauling is handled the same way. Ingerman will enter into an agreement with a local private hauler making sure that parking lots are cleared. In addition, as per the easement agreement, the access is cleared to get in and out of the site.

Water and Sewer will be paid by the project so it is not individually metered so any billing issues are Ingerman's responsibility. Residents will be responsible for electricity, gas and internet. Ingerman also is responsible for the fees, the clubhouse and anything in the HOA. This is part of the affordable housing requirements. Also, Ingerman is responsible for landscaping maintenance of the affordable parcel. The affordable units will be sprinkled and include a HVAC/furnace systems with individual thermostats in each unit and a bike rack on site. Mail will be delivered to a gang boxes in front of each building and there will be an on-site package room due to the demand.

Mr. Long reviewed the income ranges for the Board. For a one-bedroom, a low income rate of \$29,400 and a moderate income rate of \$58,800. Two-bedroom would range, low income rate of \$33,000 and moderate income rate of \$66,000 and three-bedroom would range, low income of \$39,660 and moderate income of \$79,320. There could be thousands of rental applications within the first couple of months. Mr. Russo explained that under the settlement agreement, the Borough was required to obtain an administrative agent and questioned if Ingerman helps with that process. Mr. Long responded that they act as administrative agent for this specific project but the court may require the Borough to contract their own.

Mr. Long informed the Board that the development will be hard-wired for cameras and they will work with police and fire to make sure that they have access to the system. Residents will be given a magnetic fob that is programmed and can be swiped to gain access to stairwells, clubhouse and pool.

Mr. Yakimik had no questions. Mr. Lydon questioned the absence of elevators. Mr. Long responded that this is correct. A discussion ensued concerning how disabled or handicapped residents will be able to access the buildings. Mr. Long said that they have ground floor units designated for handicapped and any of the first floor units can be turned into accessible units. The applicant meets the Fair Housing Act requirements by making the ground floor units adaptable. Mr. Russo clarified that the 151 units are going to pay taxes and the 40 affordable buildings are part of a PILOT program under the agreement. Mr. Long responded that the way the PILOT works is that Ingerman pays a percentage of our rental income in lieu of taxes. This is paid on a quarterly basis just like taxes. No further questions. Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Councilman Pignatelli and seconded by Mr. Connolly, to open the meeting to the public regarding the testimony of Mr. Long was voted unanimously by the Board.

No public.

Motioned by Mr. Connolly and seconded by Mr. Haymon, to close the meeting to the public regarding the testimony of Mr. Long was voted unanimously by the Board.

Meeting recessed at 9:00 p.m.

Meeting resumed at 9:15 p.m.

Roll Call: Present Members: Mmes. Michel and Levy, Messrs. Liss, Rose, Marscovetra, Connolly, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.
Absent Members: Mr. Morris

Mr. Meese informed the Board that his next witness would be joining the meeting remotely via Zoom and his assistant Michael Ditello will assist with marking the physical exhibits. Mr. John Cote and Mr. Michael Ditello, with Langan Engineering, were sworn in. Mr. Cote offered his credentials and the Board accepted his qualifications.

Mr. Cote entered an exhibit. Mr. Ditello displayed the exhibit for the Board and handed out 11 by 17 copies of same.

Exhibit A-2, Sheet EX-06 Existing Aerial Overlay dated July 12, 2022.

Mr. Cote explained that the exhibit shows an aerial overview and adjoining properties in their existing conditions. The property is surrounded by the Susquehanna Railroad, High School, RI-Arm Farms, referred to the Leone property, and Franklin Lakes. The property, Block 4202, Lots 1, 2 and 3 is 38.8 acres of wooded land bordered by wetlands. He reviewed the elevations and grades from the highest to the lowest point. Neighbors, RI-Arm Farms, maintain an existing easement through the property. This easement will be reconciled and relocated as proposed and the three lots will be subdivided into mutual lots. He entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-3, Master Preliminary and Major Subdivision, drawing CB-100, dated February 22, 2022.

Mr. Cote explained that the overall site will be subdivided into 151 individual townhouse lots, a lot for the affordable housing buildings and the remaining land will be common area under the HOA. As requested they are working with the Borough's Tax Assessor to come up with lot numbers for that parcel. The lot along the front will be referred to as the Ingerman lot which encapsulates the proposed affordable buildings, parking associated with the buildings and the surrounding conditions such as the sidewalks, landscaping and trash enclosures.

The large gray area points out the 10-acre open space conservation easement that will remain preserved. The easement through the property has been identified as the access road off of McCoy Road. This easement will become access to the development and allow a connection back to the RI-Arm Farms property. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-4, Master Site Plan, drawing CS-100, last revised February 25, 2022.

Mr. Cote explained that this exhibit shows the overall layout of the proposed plan which includes the main boulevard entrance off of McCoy Road. Entering the boulevard, the first turn leads you to the affordable housing units and the recreation building. Then the boulevard continues to the entrance of a series of roadways labeled Road A through Road I. These roads provide access to the driveways of the units. There will be visitor space parking in various spots.

Roadways are 24-foot wide throughout the site except for the boulevard which is 36-feet wide with a center median island. Mr. Cote pointed out the pump station near the entrance of the development which will support the sanitary sewer for the site.

The clubhouse is a 2,160 square foot building with a pool and amenity space surrounding the building. Parking for the site is provided for the market-rate units and for the affordable housing. Market-rate units are provided 2.4 parking spaces per unit totaling 363 spaces. Townhouses have a two-car garage as well as that provide additional parking. RSIS also requires 76 visitor parking spaces throughout the market-rate lot. These spaces will be a combination of both 90-degree as well as parallel parking spaces on different roadways.

Affordable housing parking is based upon the number of units, bedroom types which leaves a requirement for 80 parking spaces. Within the same area is the clubhouse where that building is designated 30 parking spaces. These spaces add to the 76 visitor spaces. The applicant is providing more spaces then required by the Borough's ordinance. No parking will be permitted on the curbside of streets with the exception of lined parallel and 90-degree parking spaces. The site will also be compliant with the MUTCD traffic signage which is a requirement of Title 39 for enforcement purposes. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-5, Partial Site Plan, drawing CS-101, last revised February 25, 2022.

Mr. Cote explained the site plan showing two signs being proposed for the Riding at Ramapo, market rate, and Willows at Oakland for affordable. He informed the Board that Boswell has requested that the signs be placed parallel to the street which they will make that change. Inside the affordable housing parking, 12 EV charging spaces are being proposed. These EV charging spaces are part of the affordable housing component for the subdivision. As requested by Boswell, one of the EV charging spaces will be an ADA accessible. Also requested was to design ADA accessible connection to the trash enclosure.

Mr. Cote referred to the request for sidewalks along McCoy Road. He explained that the wetlands transition area runs along the majority of McCoy Road. This area is considered "non-isolated" wetlands which have greater regulatory restrictions. Mr. Cote entered an exhibit and Mr. Ditello approached the Board offering 3 photograph handouts.

Exhibit A-6, McCoy Road Street Views, drawing EX-07-B, last revised August 9, 2022.

The DEP takes jurisdiction over the wetlands transition area and has applied a 50-foot buffer which encroaches into McCoy Road. In addition, utility poles would be in the way of installing the curbing and sidewalk which would require additional DEP permits. He explained the pictures entered in as exhibit A-6. Mr. Cote enter an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-7, Master Site Plan, drawing CS-100.

Mr. Cote pointed out where the non-isolated wetlands are located on the site plan. The non-isolated wetlands are a tributary to a stream that runs parallel with McCoy Road and lead down to the railroad tracks where the wetland continues and discharges into a pipe underneath the railroad tracks. This is also considered flood hazard area which runs along the whole portion of the site. It is not permitted to encroach with impervious surface within 20-feet of the wetland. This development does not impact the flood hazard area but sidewalks would. Sidewalks would be subject to wetlands permit, individual permit and flood hazard permit. Utility poles would have to be relocated encroaching further into the wetlands. He described the cost point. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-8, Partial Site Plan CS-105, last revised February 25, 2022.

Mr. Cote explained that the site fronting Leone's property, Ri-Arm Farms, will become RSIS compliant by making that access roadway 24-feet wide. They are providing fencing along that portion to prevent any interaction with the horse farm. These access roadways require extensive grading so retaining walls will also be required. They are requesting a variance with respect to permitting walls and fencing within 15-feet of a property line in order to route the roadway into the neighboring property which is a requirement of the agreement. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-9, Fire Truck Circulation Plan, drawing CT-101, dated February 25, 2022.

Mr. Cote commented that he received the fire marshal's comments. He explained that they took a conservative approach and used the largest fire truck's dimensions in the calculations for access and circulation. The fire truck used in the calculations is larger than a school bus, EMS vehicle and garbage truck. They were able to route the truck through the boulevard, the affordable housing portion and cross roads of the townhouses. He entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-10, Master Grading Plan, drawing CZ-100, last revised February 25, 2022.

Mr. Cote explained the grades on site. A combination of retaining walls will be provided around the affordable housing and recreation site. These retaining walls will also create screening of vehicles on site. He gave the location of the infiltration basins and detention basins which provides stormwater resource to the site. He reviewed the grades for the roadways and informed the Board that the grade drops off from the high school north towards the railroad. All of the stormwater

management has been approved by the DEP which includes not only the wetland impact, the outflow discharge and the wetland transition areas. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-11, Partial Grading Plan, drawing CG-101, last revised February 25, 2022.

Mr. Cote gave a description and locations for the retaining walls and as per the Borough's ordinance, does not exceed 15-feet in height. Some of the retaining walls are double stacked with 15-foot and a lower height fence. The walls minimize the impacts to the wetland transition area. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-12, Partial Grading Plan, drawing CG-106, last revised February 25, 2022.

Mr. Cote referred to the exhibit entered and explained that this illustrates the grades adjacent to the RI-Arm Farms connection. He reminded the Board of the variance request in order to transition the grades. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-13, Master Drainage Plan, drawing CG-106, last revised February 25, 2022.

Mr. Cote explained that the exhibit shows the piping network needed to support the overall drainage system. He explained the outfall flow from the infiltration basins and reminded the Board that this is part of their DEP approval. In between the units, they will provide drainage swales located on the back end of the units up against the retaining walls. All inlets lead to the basins and the basins provide both recharge and water quality elements for the site. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-14, Master Utility Plan, drawing CU-100, last revised February 25, 2022.

Mr. Cote explained the proposed water and sewer service to the site. The water will come in as a loop main coming off of McCoy Road subject to permits for the extension along McCoy Road. The extension will run down along McCoy Road and pipe back into Colonial Road. That will then come into the site as a dual main servicing a connection out to the affordable housing units and then looping up and making its way around all the different roads. The affordable housing units and the recreation building will be provided a single meter for water use. Sanitary sewer for the entire site will be collected by gravity and brought into a pump station and out through a forced main to McCoy Road, out to Colonial Road down through Franklin Lakes to Sunset Terrace where it will enter into a gravity system that will tie into Northwest Bergen County Utility Authority's system. This is subject to outside permits from agencies such as DEP and Veolia. He noted for the Board that the sanitary sewer and water service are both private. Gas and electric will also be routed throughout the site to provide service to the units and the EV charging stations. Fire hydrants are located throughout the site positioned approximately 400-feet of each other. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-15, Sign Details, drawing CS-502, last revised February 25, 2022.

There are two signs at the entrance that were mentioned along with an additional sign inbound towards the affordable units displayed as “Willows at Oakland.” The signage square footage for both signs are compliant with the Borough’s ordinance. Two of the signs are up-lit and the “Willows at Oakland” sign is internally lit which may require a variance according to the Borough’s ordinance. The rest of the signs will be street and number signs identifying the buildings. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-16, Master Landscape Plan, drawing LP-100, last revised February 25, 2022.

Mr. Cote informed the Board that he did receive a letter from the Shade Tree Committee and will work with the committee and address their comments. He explained that some of the plantings in certain areas are subject to the DEP’s jurisdiction due to the wetlands. They are required to use native species because of the wetlands. He reviewed planting arrangement along the front entrance and various types of planting throughout the site, both deciduous and ornamental. Mr. Cote entered an exhibit and Mr. Ditello displayed the exhibit for the Board.

Exhibit A-17, Partial Landscape Plan, drawing LP-101, last revised February 25, 2022.

Mr. Cote explained that this plan goes into more detail of the plantings. It shows plantings provided within the detention basins. The infiltration basins will have sand at the bottom with a perimeter landscaping around them. Also screening for the trash enclosures. Against the terrace walls and behind will have a combination of evergreen bushes and different shrubs. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-18, McCoy Road Street Views, drawing EX-07-A, dated February 25, 2022.

Mr. Cote referred to the exhibit which were photos of street views, the front entrance looking into adjoining properties in Franklin Lakes. They plan to keep it tree-lined and supplement trees where needed. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Exhibit A-19, Partial Landscape Plan, drawing LP-105, last revised February 25, 2022. Mr. Cote entered an exhibit and Mr. Ditello displayed it for the Board.

Mr. Cote explained that landscaping has been added along the perimeter of the fence adjacent to the horse farm. This was a request of the agreement from the neighboring property, RI-Arm Farms.

Exhibit A-20, Master Lighting Plan, drawing LL-100, last revised February 25, 2022.

Mr. Cote explained that there is a table identifying the different types of lighting for the units. The majority of the lighting plan meets the requirements for safety and described by the Illumination Engineering Society of North America. The lighting consists of decorative poles with post-top fixtures. The mounting heights of the poles are 14-feet throughout the site and positioned along

the entire roadway network. The design includes shielding for negative casting of light on the neighboring properties. Decorative bollards are being proposed in front of the affordable housing mailbox site along with light sconces around the affordable housing component.

Mr. Meese informed the Board that this is the end of the exhibits to be entered this evening for engineering. Chairman Potash responded that they will conclude this portion of the meeting and start with questions for Mr. Cote at the next meeting. He announced that this meeting will be carried to the August 25th with no further notice where we will continue where we left off.

PAYMENT OF BILLS:

Motioned by Mr. Hayman and seconded by Mr. Liss, to approve the bills list subject to the availability of funds.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Marscovetra, Liss, Rose, Connolly, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Morris

APPROVAL OF MINUTES:

Motioned by Mr. Liss and seconded by Mr. Haymon, to approve the July 14, 2022 Minutes.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Liss, Rose, Marscovetra, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: Mr. Connolly
 Absent: Mr. Morris

Motioned by Mr. Rose and seconded by Mr. Liss, to approve the July 26, 2022 Minutes.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Liss, Rose, Marscovetra, Connolly, Councilman Pignatelli and Chairman Potash.
 Nays: None
 Abstain: Mr. Haymon and Mayor Schwager
 Absent: Mr. Morris

ORDINANCE REVIEW:

Electric Vehicle Ordinance:

Mr. Russo informed the Board that this ordinance was before the Board a month or two ago. The ordinance is up for final adoption. He sees no changes. The Board considered and recommended that the proposed ordinance be adopted. Chairman Potash entertained a motion.

Motioned by Mr. Rose and seconded by Mr. Connolly, to authorize Mr. Russo to draft a letter recommending that Mayor and Council adopt the ordinance.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Marscovetra, Rose, Connolly, Liss, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Morris

Designating Area in Need of Rehabilitation:

Mr. Lydon informed the Board that Local Redevelopment and Housing Law provides a mechanism to empower and assist local government to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential and civic facilities.

He explained that there are a significant number of structures that are deteriorated or in substandard condition. Over 50-percent of the dwellings and the water supply and infrastructure are over 50 years old. The area along and around the stretch of Ramapo Valley Road meets the eligibility. This Mayor and Council can delineate areas in need of rehabilitation and authorize short term tax exemptions and/or abatements to properties located with the Rehabilitation Area.

Motioned by Mr. Connolly and seconded by Councilman Pignatelli, to authorize Mr. Russo to draft a letter recommending that Mayor and Council adopt the ordinance.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Marscovetra, Rose, Connolly, Liss, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Morris

MEMORIALIZATIONS:

Housing Element and Fair Share Plan Amendment

Motioned by Mr. Connolly and seconded by Councilman Pignatelli, to memorialize the above resolution of approval.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Marscovetra, Rose, Connolly, Liss, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.

Nays: None
Abstain: None
Absent: Mr. Morris

NEW BUSINESS:

Mr. Russo informed the Board that Dogwood School is installing a new generator and bollards. Mr. Yakimik reviewed the Board of Education's plans and was of the opinion that the proposed improvements can be installed without a formal application to the Planning Board. He suggested that the Board authorize him to draft a letter that shall serve as the Planning Board's recommendation that the proposed improvements can be installed with the appropriate permits.

OLD BUSINESS:

Chairman Potash announced that there will be a Downtown Sub-Committee meeting on August 25, 2022 at 6:30

PUBLIC MEETING ADJOURNED AT 11:02 P.M.

Motioned by Mr. Liss and seconded by Mr. Rose, to adjourn the meeting by a unanimous vote by the Board.

Respectfully Submitted by,

Kathlyn Gurney, Administrative Assistant

*Next meeting on August 25, 2022