

BOROUGH OF FAIR HAVEN PLANNING BOARD
Regular Meeting Minutes October 22, 2019

1. The meeting was called to order at 7:30 by Mr. Lehder, Chair, with a reading of the Open Public Meetings Act statement and pledge to the flag.

2. ROLL CALL

Present: Mr. Bordelon, Mr. Folker, Mr. Ingle, Mrs. Koch, Mr. Newell, Mr. Rice, Mr. Sobel, Mr. Rolff, Mr. Lehder

Absent: Mr. Borneo (arrived at 7:32), Mr. Criscola

Also Present: Mr. Kovats, Board Attorney, Mr. Gardella, Board Engineer

3. Capital Review- Plans for new DPW facility

Mr. Kovats explained to the Board that its role is not to approve, but rather they are given notice to discuss the impact of the plan and to be made aware of what is happening in the Borough. Questions and concerns raised can be communicated to the Council.
Dante Alfieri announced his appearance on behalf of the Borough.

Richard Adelsohn was sworn as his credentials as a Licensed Professional Engineer and Civil Engineer were accepted by the Board. Mr. Adelsohn referred to an aerial view of DPW property. He stated the intent was to rework the yard, replace the building and shift things to make the yard smaller. New features would include shifting the re-cycling along Maple and adding 15 public parking spaces. Access would be through Allen St. He went on to say the lighting would be minimal. Third St. would be re-aligned. Impervious coverage would be reduced and there would be an underground retention system for grading.

Mr. Gardella addressed the use of space. The intent was not to house all of the vehicles in buildings. There was flexibility of additional parking. The additional parking would be fenced off from the rest of the facility to remain available for public use at night. Questions were raised regarding whether or not this accessibility would be visible to the public and whether an 8' fence was needed. It was noted that the "buffer" zone on Third Street would be reduced.

In response to Board questions it was stated that the height of the building would not be compliant in the R5 zone; it would be 37' with a 9' cupola, but the property itself is zoned PB. The building could be moved to comply with setbacks but some of the parking would be lost. The 70' in the rear of the yard would remain vacant. No changes in use are proposed for the yard. When asked if an effort was made to comply with the zoning Mr. Adelsohn stated there were many iterations and this was the best. Luke Butler, Engineer, was sworn along with Eli Goldstein, the architect. It was stated that the building wouldn't fit on the Maple side. The trucks are bigger and the depth of the bays needs to be bigger. The existing building is 60' x 90' and the new one is 120' x 60'. The fuel station would be above ground. Parking spaced on Third Ave would be encroached.

In response to questions from Mr. Kovats it was stated that signage was not yet determined, the fence would be solid, there was no landscape plan, there would be bollards around the fuel tank, they did not know how many trees would be removed, and the recycling fence would be similar to the existing fence.

Mr. Gardella stated that the old building would remain during the work so operations will continue to function. He estimated the work time as 18 months.

Eli Goldstein's credentials as a Licensed Architect and Planner were accepted by the Board. He said that because this was to be industrial use in a residential neighborhood he wanted to use materials and forms in keeping with the neighborhood. The structure was broken into three portions with sloped roofs to help bring the scale down. The ridge is higher than those in the neighborhood but are in proportion to the building. There is a mezzanine for storage. He said the building itself can help hide the yard from the neighbors. Landscaping can soften the fences on the other sides of the yard. The new fence would be closer to Maple, the setback on Allen would be increased. When asked about cost Mr. Goldstein said there would be a 35% upcharge from a butler building.

The meeting was open to the public for comment and questions.

Andy Trocchia, 119 Maple, was sworn. He said he was assuming studies were done on existing conditions and program determined needs. Mr. Gardella explained how the office space was to be used. Mr. Trocchia continued to ask questions for the next half hour regarding specifics of the plan. He then stated that his concern is not with the building but with the activity and noise. Maple and Allen Streets will be exposed. He agrees that a new building needs to be built but thinks the size could be reduced and buffers enlarged. A 15' buffer should be enough but it needs to be maintained.

Jennifer Spitz, William St. was sworn. She expressed concern about lined parking on Third St. She said it is a thoroughfare for kids and bikes and will cause more traffic. She prefers no parking. Mr. Gardella stated the Borough is looking at biking plans. Mr. Rice noted that 3rd St is not a thoroughfare for bikes and pedestrians and the kids have become complacent.

Timothy Lyons, Third St, was sworn. He questioned the location, the size of the building and use of the lot. It was explained that the parking area was fenced separately so it would be available to the public after hours and that there would not be truck traffic after hours except in emergencies. He is concerned about the size.

Susan O'Brien, 875 River, was sworn. She is concerned about stormwater run-off. It was explained that there will be a dry well and rain garden. She said if the recycling is moved to Maple and no pull-in spot is provided Maple Ave will be blocked. She asked about building 3 buildings instead of one big structure and was told it would be much more expensive.

There was no further public comment.

The Board discussed the letter to be sent to Council. Mr. Lehder expressed concern that there was not enough information. Mr. Kovats stated that the Third St parking issues and buffering along Maple and Allen needed more consideration and comments from the public should be noted. Mr. Kovats was directed to prepare a writing to the Council.

4. Minor Subdivision- Fisk St – Community Center Fields, Block 39, Lots 20, 21.01, 21, 22, and 23

Mr. Alfieri explained that the property under discussion was put on the ROSI list and it was later determined that since part of the lot was developed it was not appropriate to be on ROSI. The subdivision plan is actually a merger of lots, and will create two larger lots. The portion with the Police Department and Community Center and parking lot on the north will be carved out and subdivided as one lot. The remaining portion with the ballfields, basketball court and playground will be consolidated into the second lot.

Ex. A-1 - Application form filed June 6, 2019, **Ex. A-2** – Checklist, **Ex. A-3** – subdivision plan prepared by Robert L. Vallee, revised 4/15/19, 1 sheet, **Ex. PB 1** – Review letter prepared by Rich Gardella, dated 9/27/19. In the review letter some encroachments were noted on the church property. It was recommended to maintain 90degree angles, squaring off everything on Fisk.

It was noted that the only purpose of the subdivision is to deal with the Green Acres issues. The lines were dictated by Green Acres.

Questions from the Public

Susan O'Brien, River Rd, asked about the frontage and was told it is 155.27' in an R5 zone. There were no further questions from the public.

MOTION Sobel, second Newell, to approve the subdivision subject to the recommendations in Mr. Gardella's review letter.

In Favor: Bordelon, Borneo, Folker, Ingle, Newell, Lehder

Opposed: None

Abstained: Koch, Rice

5. Administrative matters

MOTION Sobel, second Folker, to approve the minutes of the September 17 meeting

In Favor: Bordelon, Borneo, Folker, Koch, Rice, Sobel, Lehder

Opposed: None

Calendar – Since the Borough calendar goes to print in November, the Board was asked to review the proposed dates for 2020. No issues were found.

Mr. Lehder told the Board that the Flinn subdivision application, originally brought before the Board in November, 2018 had been sitting without further activity. He wants to put it on the agenda of the November 2019 meeting to dismiss.

MOTION to adjourn made, second, and approved unanimously by voice vote.

Meeting adjourned at 10:35 PM.

Respectfully submitted,
Judy Fuller, Board Secretary