| 1  | STATE OF NEW JERSEY                                      |
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| 2  | COUNTY OF BERGEN BOROUGH OF ELMWOOD PARK                 |
| 3  | PLANNING BOARD   |
| 4  | (WORK SESSION) IN RE: 2020 MASTER PLAN/                  |
| 5  | REDEVELOPMENT PLAN                                       |
| 6  | WEDNESDAY OCTOBER 7, 2020                                |
| 7  | TAKEN PLACE: Municipal Building Elmwood Park, New Jersey |
| 8  | Commencing at 7:30 PM                                    |
| 9  | BEFORE: THE PLANNING BOARD OF ELMWOOD PARK               |
| 10 | PRESENT:   |
| 11 | JEFFREY FREITAG, CHAIRMAN<br>MAYOR ROBERT COLLETTI       |
| 12 | COUNCILMAN GOLABEK                                       |
| 13 | JOSEPH BENIAMINI, Member<br>ANTONIO CASTELBUONO, Member  |
| 14 | ROMANO INTRIERI, Member, absent JOSEPH MULLIGAN, Member  |
| 15 | VINCENT FERRARA, Member MYLES GARVEY, Alt 1, absent      |
| 16 | MARGARET PYRKA, Member CAROL ROBERTS, Member             |
| 17 | HARIS SHAKOOR, Member                                    |
| 18 | ALSO PRESENT JOHN CONTE, ESQ.,                           |
| 19 | ATTORNEY TO THE BOARD<br>LORI SPROVERIO, BOARD SECRETARY |
| 20 |  |
| 21 |  |
| 22 | MINUTES PREPARED BY: BETH CALDERONE, C.C.R               |
| 23 | 75 Ottawa Avenue Hasbrouck Heights, NJ 07604             |
| 24 | (201) 982-5157   |
|    |  |

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| 2  |   | INDEX                                      |
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| 4  |   | WORK SESSION MEETING OCTOBER 7, 2020       |
| 5  |   | IN RE:                                     |
| 6  |   | DISCUSSION ON MASTER PLAN<br>UPDATE 2020 · |
| 7  | F | REDEVELOPMENT PLAN DRAFT                   |
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| 1  | OCTOBER 7, 2020   |
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| 2  | Chairman Freitag called the Work  |
| 3  | Session meeting of the Elmwood Park Planning Board<br>to order, according to the Open Public Meeting Act<br>Order |
| 4  | ******  |
| 5  | FLAG SALUTE   |
| 6  | ROLL CALL: Present were Members Freitag, Roberts, Golabek, Beniamini, Castelbuono,                                |
| 7  | Mayor Colletti, Mulligan, Garvey, Shakoor, Ferrara  |
| 8  | * * * * * * * * * *   |
| 9  | CHRISTOPHER COLLEY, associated with Topology, LLC, a community planning consultant                                |
| 10 | firm, an urban planning group based in Newark, New Jersey, retained by the Borough of Elmwood Park in             |
| 11 | 2019 as their town planner, joined with Leigh Anne Hindenlang, via virtual appearance, appeared before            |
| 12 | the planning board.  Topology, LLC development  |
| 13 | strategists were hired by the municipality as their planners with experience in both redevelopment                |
| 14 | plans and master plans.  This evening both items will require   |
| 15 | planning board action at a subsequent public meeting.   |
| 16 | Reports and documents were submitted in advance for review by the planning board on the                           |
| 17 | newly updated master plan, which needs to be updated every ten years by state statute. November                   |
| 18 | 10, 2010, was the last master plan update.  Mr. Colley began with a power-point                                   |
| 19 | presentation on the overview draft document, the draft re-exam. A master plan is a board policy                   |
| 20 | document that will shape the municipality for future decisions. The document has a series of                      |
| 21 | recommendations intended to be the guide to the planning board, zoning board and the governing body               |
| 22 | in terms of the land use decisions made for the policy makers to follow.  |
| 23 | The planning board will re-examine  |
| 24 | the master plan and redevelopment land use document with a public hearing forthcoming, to listen to               |
| 25 | public comments/questions and make recommendations to the governing body.   |

Included in the draft; the housing element associated with the settlement agreement regarding affordable housing, improving the promotion of the commercial district, and promotion of the residential district. Open space was discussed, the environmental situation along River Street, having a greener community, vehicle traffic and pedestrian circulation issues all are encompassed in the re-examination of the master plan.

The community's industrial district is key to ratables, key to jobs, key to quality of life and land use decisions should be made to promote this to continue.

The 2010 and 2020 master plan are back-to-back documents with recommended policy updates. There were approximately 247 people who responded on the town's website that participated with feedback to what they want to see as improvements in their community. The draft includes quality of life issues, maintaining existing parks, maintaining the height restrictions for clarity purposes.

This Master plan will not change the zoning regulations. All recommendations by the planning board, borough attorney, building department and zoning board, will be encapsulated within this document. Discussions on re-examining the front yard setback of 25 feet regarding homeowners wanting a porch overhang was also a discussion. Mr. Colley will continue conversations with the Borough's Affordable Housing Council, the Borough Engineer, the building department, zoning board requesting final comments/recommendations for the final document to be ready for a hearing in November or December.

The Redevelopment, the overview of the plan process is what is called a master plan consistency. The existing zoning remains, and this document adds a lot more detail in terms of design standards, and it allows specified public improvements. All zoning codes stay in place with the redevelopment plan. The document just adds another layer of specificity.

The Redevelopment Plan includes the newly introduced ordinances, which would adopt this plan, and it will include any identification of any provisions in the plan which are inconsistent in the master plan as the board deems appropriate.

| 1  | The Redevelopment plan advances  |
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| 2  | significant portions of the master plan, consistent with the intent of the master plan. This           |
|    | redevelopment plan will now mesh with the newly  |
| 3  | developed plan.  Discussions ensued regarding  |
| 4  | parking, lack of parking, parking standards, and   |
| 5  | shared parking which may require to go to the mayor and council for further discussion. This plan does |
|    | permit a parking structure as a permitted use in   |
| 6  | the permitted district.  |
| 7  | NO PUBLIC COMMENT  |
| 8  | There being no further business  |
| 9  | before the Board, a motion was moved and seconded in favor of adjournment.                             |
| 10 | ALL MEMBERS VOTED IN THE AFFIRMATIVE   |
| 11 | TO ADJOURN SAID MEETING  |
| 12 | MEETING ADJOURNED @9:55 PM   |
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