

MINUTES OF THE PLANNING BOARD MEETING
Thursday September 24, 2020

Present:

Chairman Larry Lonergan
Deputy Mayor Alex Roman
Ms. Jessica Pearson
Mr. Tim Camuti
Mr. David Freschi

Vice Chairman Kirby
Mayor Jack McEvoy
Mr. Steven Neale
Mr. Al DeOld

Mr. Greg Mascera, Planning Board Attorney Ashley Neale, Planning Board Secretary

Meeting called to order at 7:32 P.M. by Chairman Lonergan. This meeting was held via Zoom Video Conferencing due to COVID-19 pandemic.

Pledge of Allegiance:

Chairman Lonergan reads Open Public Meetings Act Statement and explains how the public can raise their virtual hands to participate in the meeting.

Public Hearing

Chairman Lonergan asks if anyone from the public would like to address the board on topics not on this meeting's agenda. No public participation.

Approval of Minutes

Chairman Lonergan asks for a motion to approve the minutes from the Boards regular meeting held on August 27, 2020. Mr. DeOld makes the motion, Mr. Camuti seconds. All present were in favor. Mr. Neale and Mr. Kirby abstained.

Chairman Lonergan asks for a motion to approve the minutes from the Boards special meeting held on September 1, 2020. Ms. Pearson makes the motion, Mr. DeOld seconds. All present were in favor. Mr. Camuti abstained.

Memorialization of Resolution

Chairman Lonergan notes this is for Resolution 2020-07, Approval of application 2020-01, Site Plan application for 25 Mount Prospect Avenue, also known as Montclair Golf Club, Block 601 Lot 1. There is discussion amongst the Board regarding wording on condition #3 of the resolution. They agree it should read, "any proposed reconfiguration of the berm from the depiction on the plans submitted by the applicant shall be subject to review and approval by the Township Engineer. There is continued discussion on the wording of the conditions. Mayor McEvoy expresses concern that they are circumventing the Tree Removal Plan.

There is also discussion amongst the Board on paragraph 4 under Findings of Fact in the resolution. The board agrees to change the paragraph to start with the first "applicant" on the second line and strike the prior sentence. The board also agrees that paragraph 4 under Findings of Fact should read as follows:

"The applicant attested that the berm construction will not affect existing trees, should any tree be damages by the planned construction, that its survival is jeopardized, the applicant agreed that they would replace such trees with a minimum of 2 trees, in the disturbance area, or in compliance with the Verona Tree Protection, Removal, and Replacement Ordinance, whichever requirement is greater."

The board continues with discussion on wording for #5 under conditions of the resolution. They agreed to have that section be worded as follows:

“If any trees are damaged or adversely affected by the construction of the berm, such that its survival is jeopardized, the applicant shall plant two new trees for every tree to be replaced or shall plant the number of trees as required by the Verona Tree Protection, Removal, and Replacement Ordinance, whichever is greater. All replacement trees shall be planted in the disturbance area, and shall comply with all requirements in the Verona Tree Protection, Removal and Replacement Ordinance.”

Chairman Lonergan asks for a motion from the Board to vote on the Resolution with all adjustments previously discussed being made. Mr. Camuti makes the motion, Deputy Mayor Roman seconds. All present vote in favor. Mr. Neale and Mr. Kirby abstain from the vote.

Chairman Lonergan asks for a motion from the Board to adopt Resolution 2020-07. Mayor McEvoy makes the motion, Mr. DeOld seconds. Roll call is taken. Ms. Pearson, Mr. Camuti, Mr. DeOld, Deputy Mayor Roman, Mayor McEvoy and Chairman Lonergan all vote in favor. Mr. Neale and Mr. Kirby abstained.

Adjourn

After a motion made by Ms. Pearson and seconded by Deputy Mayor Roman, there was a unanimous vote to adjourn at 8:41 PM.

Respectfully submitted,

Ashley Neale
Planning Board Secretary

PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4805.