

**MINUTES OF THE SPECIAL PLANNING BOARD MEETING
Tuesday, September 13, 2022**

Present:

Chairperson Jessica Pearson

Mayor Alex Roman

Mr. Steven Neale

Mr. Tim Camuti

Mr. Jesse Lilley

Mr. Greg Mascera, Planning Board Attorney

Vice Chairman David Freschi

Councilman Jack McEvoy

Mr. Larry Lonergan

Mr. Al DeOld

Mr. Jeremy Katzeff

Ashley Neale, Planning Board Secretary

Meeting called to order at 6:31 PM by Chair Pearson. This meeting was held via ZOOM video conferencing.

Pledge of Allegiance:

Chair Pearson reads Open Public Meetings Act Statement.

Public Hearing

Chair Pearson asks if anyone from the public would like to address the board on topics not on this meeting's agenda. Michelle Gruet from 35 Fells Road- Addresses concerns regarding Block 2205 Lot 6, she reads a petition titles "Save Green Space in Verona New Jersey." The petition notes they are strongly against developing this lot and support it being rezoned as permanent open space. Chair Pearson notes this parcel has been deemed an Area in Need of Redevelopment, and she should forward the petition to the Township Council and the Planning Board Secretary.

New Business

Mr. Mascera notes that the Board is holding this meeting as more of a workshop session for the publics benefit. He notes that at the next meeting there will be a presentation made by the planner and then final adoption of the Master Plan. Chair Pearson gives a brief overview of the changes the Board discussed and made at meetings held on July 21, August 9, and August 16, regarding the Draft Plan.

Chair Pearson asks if any members of the Board have comments after reviewing the updates. Mr. Camuti notes that on page 22 Leonia is written on the caption of the chart. He adds that the red background with grey text is difficult to read and may not pass accessibility standards. Mayor Roman notes the chart on page 22 appears to use data from Leonia and not the data reflected in the text. Mayor Roman notes on page 52 "incentivized" should read "incentive."

Chair Pearson thanks Mr. Mascera, Mr. Lonergan, Mr. Camuti and Mr. DeOld for their hard work on the Master Plan sub-committee. Mr. Mascera notes that Chair Pearson has gone above and beyond working on this Plan, and should be recognized for that. Mr. Lonergan gives a shout out to San and Paul from H2M; he commends them for all of their hard work and patience throughout this process.

Chair Pearson asks if anyone from the public has any questions or comments regarding the Plan.

Jesse Gant and Nate Goldstein from 29 Grove Avenue- Ask for clarification regarding the assisted living facilities wording in relation to Grove Avenue on page 53. They also address concerns regarding traffic and pedestrian safety on Bloomfield Avenue. Mayor Roman notes that there was an interest in replacing a building on Bloomfield Avenue, with an assisted living facility, but it was determined that would not be the proper location for such a use. He adds that there is currently no proposal to build one but it is written in the plan so that the Township could zone for it in the future if desired.

Mr. Mascera notes that the heading of Grove Avenue may be misleading in that section. Chair Pearson notes she will inform the planners to change it to read "Assisted Living Facilities."

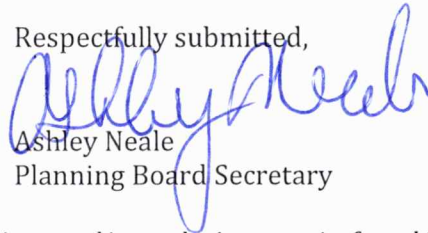
Ms. Gant asks for clarification on recommendation number 35 on page 107, regarding shared parking. Mr. Mascera explains that if a proposed development did not meet parking requirements, they could contemplate allowing the applicant to secure parking on a neighboring site.

Mr. Mascera notes no formal vote is required, but that Chair Pearson could poll the Board to get a sense of acceptance of the plan with the written modifications that were discussed. Chair Pearson asks for a show of hands for those that are in favor of this plan. All members present raised their hands.

Adjourn

After a motion made by Chair Pearson and seconded by Mayor Roman, there was a unanimous vote to adjourn at 7:19 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 973-857-4777.