

TOWN OF HACKETTSTOWN
MINUTES of the
PLANNING BOARD REGULARLY SCHEDULED MEETING
May 22, 2018

Adequate notice of this regular public meeting has been provided in accordance with the Open Public Meetings Act by posting notice on the bulletin board in the Municipal Building; publishing in the Daily Record and New Jersey Herald, official newspapers of the Town of Hackettstown; posting notice on the website of the Town of Hackettstown; filing said notice with the Town Clerk of Hackettstown; as well as furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act. As advertised, action may be taken at this meeting.

CALL TO ORDER

The May 22, 2018 Meeting was called to order by Chairman Camporini at 7:00 p.m.

ANNOUNCEMENT OF PROPER NOTICE

FLAG SALUTE

SWEARING IN OF NEW MEMBERS

Mr. Mennen swore in John Stout and Brian Weaver as new members of the Planning Board.

ATTENDANCE

Board Members Present: Bristow; Lambo; Burke (7:10 p.m.); Stead; Moore; Weaver; Stout; Camporini

Board Members Absent: Tierney

Professionals Present: Mennen; Bloch; Sterbenz

MINUTES - April 24, 2018 Meeting

The motion to approve the minutes of the April 24, 2018 meeting was made by Lambo, seconded by Bristow.

In favor: Moore; Stead; Bristow; Lambo; Camporini

Opposed: None

Abstain: Weaver; Stout

RESOLUTIONS

There were no Resolutions.

NEW BUSINESS

Review of proposed Ordinance to Abolish the Zoning Board of Adjustment and create a Land Use Board.

Draft Master Plan Reexamination Report

Mr. Bloch stated after discussion regarding any issues the Board may have, he hopes to bring the Master Plan Reexamination to Public Hearing.

Mr. Sterbenz stated the Master Plan Reexamination is to be conducted every ten years, and the last Reexamination was completed in January 2008. Mr. Sterbenz stated in mid to late 2017 Mr. Bloch met with major property owners in the Town, including Mars Inc, Hackettstown Hospital, Centenary University, etc. Data was gathered, and a Master Plan Reexamination report was drafted, and that report was added to following sub-committee meetings consisting of two in March and one in April. Mr. Sterbenz stated revisions have been made, as well as updates. Mr. Sterbenz stated Mr. Bloch tracked all changes from the meeting on April 23, 2018. Mr. Sterbenz added the BID has been an advocate of substantial changes, particularly in the central business district.

Mr. Burke stated he had a number of issues regarding the Draft Reexamination report, including the Historic Preservation Commission having zero power, as well as design standards not being enforced.

Mr. Camporini agreed with Mr. Burke regarding the Historic Preservation Commission.

Mr. Burke addressed the Bergen Tool Property, and how the key was to preserve the building. Mr. Stead stated a survey was done of the building, the mortar contained asbestos, and in the basement the concrete foundation was cracked, and the Board decided the building elements were not subject to re-use.

Mr. Sterbenz stated the draft report is a baseline for the Board to review, and the members can send comments to Mr. Bloch for full Board consideration to be added to the report. Mr. Sterbenz stated the report is not recommending demolitions, however it does say to evaluate buildings in the TCC Zone. Mr. Sterbenz added there are thirty recommendations at the end of the report, of which fifteen are carried over from the last Master Plan Reexamination. Mr. Bloch stated the report recommends updating the Historical inventory, and deciding what the Board Members want to preserve.

Mr. Stout stated what this comes down to is tax rateables, and there is a hard line separating what someone can do with their property. Mr. Stout added the Historic District is too large, and that there are very few historical buildings on Main Street.

Mr. Bristow added the Town needs to be careful chasing rateables.

Mr. Weaver stated he has lived here for seventeen years, and cares very much about the appearance of the Town, which could be something like Somerville, a quaint town with charm. Mr. Weaver stated it is an embarrassment to come down Main Street with buildings falling apart, debris on the ground, and LED lights in the windows with different colors, designs etc. Mr. Weaver stated he is happy to be on a Board that would set the vision for the Town.

Mr. Moore stated he was on the Council 30 years ago and there was a big argument back then about how to enforce the Historic District, and to catalog the historic buildings, which would cost hundreds of thousands of dollars. Mr. Moore stated he agrees there is no enforcement in the Town, as the enforcement officer is in the office two times per week, from 9:00 a.m. – 3:00 p.m.

Mr. Bloch stated the purpose of the document is to explain the view of the Board on land use. The current draft envisions the downtown to be an inviting, walkable corridor with viable businesses. The BID is telling you that people want to rebuild, but cannot do so because of current ordinance requirements.

Mr. Sterbenz stated what he was hearing from some Board members is that the Board underachieved since the last reexamination report was adopted. He reminded the Board the Housing Plan has been completed; the Storm Water Management Plan has been completed; Eleven Ordinances have been passed. Mr. Sterbenz reminded the Board a lot of Planning has been completed in the past 10 years.

The meeting was opened to the public at 8:40 p.m.

Steve Pennington, 173 College View Drive, Hackettstown. Mr. Pennington stated he is a member of the Zoning Board of Adjustment, and the demolition of homes to be completed on the properties on Mountain Avenue and Washington Street are due to neglect, and the Zoning Board was plagued by the lack of a Historic Ordinance with teeth.

Keith Ryan, 10 East Maple Avenue, Long Valley, stated one of the benefits is for other groups participating in the reexamination. Mr. Ryan stated Preserve Historic Hackettstown would like to work with the Boards and Commissions to support the historic aspect of the community. Mr.

Ryan asked when the document would be come available to the public for review. Mr. Sterbenz answered at this point, the Board has just gotten to look at the document, and there is no timeline as of yet.

Mr. Ryan stated at some point in time he would like to review the Master Plan Reexamination report. Mr. Sterbenz stated the document will be available for review ten days prior to the public hearing.

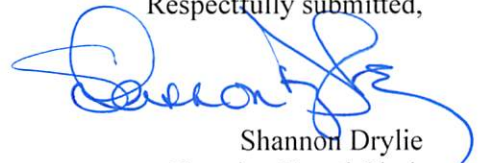
Mr. Bloch and Mr. Sterbenz will develop an on-line survey for the Board Members, which will permit members to identify their individual priorities, which can them be discussed and considered by the full Board. Mr. Sterbenz and Mr. Bloch will catalogue the responses, which shall be e-mailed back to Mr. Bloch one week prior to the June 26, 2018 Meeting.

Resolution from Zoning Board of Adjustment requesting Ordinance Change relative to the Town's Historic Preservation Ordinance is being addressed in the Master Plan Reexamination.

ADJOURNMENT

There being no further business, the May 22, 2018 Planning Board Meeting was adjourned by a motion from Mr. Stout, and the second being Mr. Burke. Meeting adjourned at 8:58 p.m.

Respectfully submitted,



Shannon Drylie
Planning Board Clerk

Motion to approve:

Second:

In Favor:

Abstain:

Oppose:

Moore

Lamba

Moore; Stead; Blislow; Lamba; Camporini

TIANEY

NONE