

PLANNING BOARD
Minutes of
December 9, 2015

Present:

Ms. Appezzatto
Mr. Ciarlariello
Mayor Giordano
Mr. Hollod
Mr. Kreder
Mrs. Kreder
Mr. Mitchell (arr. 7:06)
Mr. Righetti
Chairman Fagan

Absent:

Mr. Branan
Mr. Tevlin

Also present was Recording Secretary Maryann Thorpey. Chairman Fagan opened the meeting at 7:04PM, the compliance statement was read, pledge of allegiance and roll call was taken.

The minutes of October 28 were moved by Mr. Hollod, seconded by Mr. Kreder, unanimously approved.

This is a public hearing regarding areas of redevelopment. Borough Planner, Paul Grygiel, gave a highlighted description of his report regarding the determination of need for redevelopment of the Villa Maria property. It is a single parcel of land just over 17 acres. There are 12 lots along Grove Street. The original building on the corner lot will remain; it is occupied and well maintained. The site with existing buildings is in fair to poor condition. Some windows are boarded, there are fallen trees, broken fences, trespassers.

Mr. Grygiel has determined the property is in need of redevelopment. It is substandard, unsafe, dilapidated, major systems are outdated and obsolete. The buildings have been unoccupied since 2002. It is detrimental to the surrounding area. Mr. Grygiel said from a planning point of view they cannot be rehabilitated. It is estimated the older buildings were built over 100 years ago.

Mr. Hollod asked Mr. Grygiel to explain to the public how the Redevelopment Plan came to be. He explained in 2014 the comprehensive Master Plan ("MP") recommended redevelopment needed within the town.

Mr. Hollod reminded the public 2 other areas in town have been recommended to improve the economic climate.

Open to the public for question.

Frank D'Amore, 40 Willow Avenue, asked what responsibility does the owner have to bring this into compliance, and what has been done regarding complaints.

Mr. Hollod said Property Maintenance has issued citations.

Mr. Grygiel said his responsibility was to bring to the borough redevelopment sites.

No one on the Board knew if the owner(s) of the sites to be redeveloped have appeared before court.

Patricia Amyx, 80 Jennings Lane, said the original building, on the Villa Maria property, was built in the 1800's. It was a TB clinic.

Dennis Kochansky, 118 Hidden Trail, questioned "acquiring of the property without consent" and the possibility of finding hazardous materials on the property. Who would be responsible for the clean-up? Mr. Grygiel said he doesn't believe it would be the borough's intention to take control of the property.

Mr. Hollod said if the borough considered taking the property, first there would be a phase 1 environmental study. He said he is pleased the borough is moving in this direction with a new MP, it has opened up future potential.

The Villa Maria property is an empty bonded lot and hasn't been moved upon though was looked into several times. Probably due to economic issues the new owners couldn't/didn't move.

Open to the public for comments.

Frank D'Amore, 40 Willow Avenue, asked why the Historic District doesn't appear in the MP. Mayor Giordano said the Board will look into it.

The Resolution of the Planning Board of North Plainfield for "Areas in Need of Resolution" was moved by Mayor Giordano, seconded by Mr. Ciarlariello, unanimous passage.

The Resolution for the Housing Element & Fair Share Plan Amendment to the MP was brought before the Council and adopted.

Mayor Giordano moved to adjourn, Mr. Righetti seconded, meeting adjourned at 7:43PM.