

REGULAR MEETING of the Moonachie Planning Board called to order, J. Molinari in the chair, at the Kathryn E. Flynn Civic Center on Thursday, October 20, 2016 at 7:12 P.M.

J. Molinari called for the Pledge of Allegiance to the Flag.

ROLL CALL: Mayor Vaccaro-not present C/ Surak, J. Molinari, N. Derevyanik-present,  
M. Sartori, J. Campbell, - not present  
D. Dressel, V. Drozd, J. Telesmanic - present  
Alternates – M. Meehan- present, R. Petrella, C. Pallas , – not present  
Attorney- J. Novello- present Engineer- not present,

Secretary stated that notice of the meeting was announced in accordance with the Open Public Meeting Act.

Motion by J. Telesmanic and second by C/Surak to adopt the minutes of the Regular Meeting of June 16, 2016 and July 21, 2016 (No meeting in August and September).

ROLL CALL: C/Surak, Molinari-ayes, Derevyanik- abstain,  
Dressel, Drozd, Telesmanic, Meehan- ayes

Six ayes, one abstain. Motion carried.

#### COMMUNICATIONS:

Grace Lynch, L+C Design Consultants PA/MLA- request for the discussion of ongoing Post Sandy Planning Assistant Grant (for a new Zone for Park/Open Space and other Planning concerns).

Bergen County Soil Conservation District- Certification of Soil Erosion and Sediment Control Plan for new Municipal Building, Block 24, Lots 1.01 & 1.02.

Port Authority of NY & NJ and First Aviation Services- notification of submittal of an application for a Flood Area Verification to New Jersey Department of Environmental Protection for the proposed project of the expansion of an existing hangar facility and construction of two new hangars, associated office areas and an expanded apron area at Block 76, Lot 1.02 in the Borough of Moonachie and Block 203, Lot 1 in the Borough of Teterboro.

Motion by C/Surak and second by J. Telesmanic to file communications.

ROLL CALL: C/Surak, Molinari, Derevyanik, Dressel, Drozd, Telesmanic, Meehan.  
All ayes. So ordered.

#### REPORTS:

None

#### OLD BUSINESS:

None

#### NEW BUSINESS:

Discussion of ongoing Post Sandy Planning Assistant Grant (for a new Zone for Park/Open Space and other Planning concerns).

Grace Lynch, L+ C Design– spoke about Open Space grants for the Memorial Parks and Grant for the passive park for the Borough and she mentioned about the concern of the Open Space that there was no protected park uses on either of those lots relative to the grant for the funds. She explained that one way will be to create dedicated park space through planning process and the other one will be to do a deed restriction on those two lots. She mentioned that at the last week meeting the Mayor and Council discussed a deed restriction to dedicate for parks in order to get the funds from the County.

C/Surak – asked whether a new survey will be required.

Ms. Lynch- answered if the deed restriction needs meets and bounds attach with the deed then the new survey will be required. She mentioned that a fresh survey was done for the new municipal building. She explained the location and shape of the two parks.

Mr. Derevyanik- asked about the ADA compliance for the park areas.

Ms. Lynch- mentioned that memorial park on the corner with sitting area is in compliance, the plan for the proposed expansion of sitting with the relocation of 9/11 memorial will be in

compliance and the other park at north is mostly passive with trees and pathways that will be ADA compliance.

C/Surak spoke about the Council's concern regarding lighting the area at north, especially at night. He asked about buffer area at northern lot.

Ms. Lynch- spoke about future opportunity to acquire the corner lot for the buffer area toward Ramella Ave. She explained that the deed restriction will exclude back 25 feet for possibility of another entrance for the Police. She mentioned that there are two grants for the memorial park at the corner of E. Park Street.

Mr. Derevyaniuk- mentioned about exploring a grant for lighting in the area.

Ms. Drozd- asked about the Christmas tree, if it will be replaced.

Ms. Lynch- stated that the contractor is going to replace the tree.

C/Surak -stated that they wanted to move the tree, but it was not healthy.

Attorney Novello- clarified the presentation, that there is a proposal for an amendment to the Master Plan related to some planning concerns and a presentation about items being handled by the Mayor and Council through a deed restriction for the grant money.

Ms. Lynch- mentioned that this presentation is informal, an update on what is going on with the planning grants, and general questions for the Board how the Board will communicate for the Master Plan, nothing immediate or action needs to be taken. She stated that last year the Borough received the Sandy Recovery Grant through DCA and they submitted a report so this year the Borough received the Planning grants through DCA, these grants include a Master Plan Reexamination report, neighborhood plans, zoning ordinance updates, design standards ordinance to address the issue of elevating buildings, debris management planning for the removal of debris after a flood, capital improvement plan and to create a GIS database. She spoke about Community Rating System (CRS) which has the standards that is set up by FEMA and Community gets a reduction in flood insurance. She explained community outreach is needed for this process.

Jill Hartmann – spoke about CRS, how it is a very involved process. She mentioned once CRS is implemented in the community, residents can get 20% reduction in flood insurance.

Mrs. Molinari mentioned that Little Ferry did CRS.

Ms. Lynch- spoke about the work done so far, including a digital version of the town map which can be put in GIS, it is not as accurate as the tax map. She explained that the data is entered such as the buildings on the lots, indicate use at grade level or below the grade level. She mentioned that there are lot of Commercial, Residential building are below grade and they took pictures of the buildings in town. She got ditch map of the Borough from Bergen County Floodplain Manager. Spoke about the waterways within the Borough. She mentioned that the flood elevation for the new Municipal Building, is at 11', which is 2' over 9' and the elevation of lot of houses around the Borough hall are 5 feet.

Mrs. Molinari- asked whether the elevation for the new home has to be two feet over the elevation.

Mr. Dressel- asked about flood elevation of the municipal Building.

Mr. Lynch- answered that the flood elevation of the municipal building is nine feet and she mentioned that the different areas in town has different elevation.

Mr. Dressel- mentioned that the residential home has to be one foot above the flood elevation and Design Flood Elevation is determined by Floodplain Manager.

Ms. Lynch- explained that the base flood elevation is in the GIS and she has a planner who takes the information drawn in CAD and put in GIS. She mentioned that the GIS will have different layers with current information.

Mr. Dressel mentioned that there is five feet elevation on Edstan Drive.

Mr. Telesmanic- spoke about flood insurance and mentioned that whoever got money from FEMA needs to get flood insurance or they will not help in the next flood if a claim is put in. The members of Board further discussed about requirement of flood insurance in town.

Ms. Lynch – mentioned that water is the biggest issue in Moonachie and the Master Plan will address this issue. She spoke about changes in the waterways in the borough since the 1930s.

Ms. Hartmann- mentioned that the Borough has the Master Plan that goes back from 1960 & 1978, with series of reexamination report and last reexamination was done in 2007 so the reexamination is coming up for the Borough. She explained that in the reexamination report they will include goals, objectives and recommendations. She mentioned that the part of the recommendation will be an update with the land use, look at issues, zoning changes for people that may be raising their homes, sustainability, drainage and zoning ordinances.

Ms. Lynch- spoke about also including restrictions. She mentioned that she had seen that one mobile home park is building a berm in the back by the ditches.

Ms. Hartmann- mentioned the recommendation of the Master Plan Reexamination can include drainage restriction.

Ms. Lynch- mentioned that the Borough may address couple of privately owned sites by the Riser ditches to be funded by the Rebuild By Design project to create some potential retention.

C/Surak- mentioned that years ago, there was a plan to have a lake for retention by the Redneck Avenue and he has five retainer tanks in his properties because he was flooded during heavy rain Ms. Lynch- spoke about her concerned about covering of streams with corrugated metal pipes near the school. She asked whether the Board is involved with Rebuild by Design.

C/Surak – mentioned that the link for Rebuild By Design for everyone to sign up for the meetings.

Ms. Lynch-mentioned that the future planning recommendation can be included in the report. She asked how the Board would like to address Community Outreach.

Mr. Telesmanic- spoke about easements which are covered so nobody knows about the pipes underneath.

Attorney Novello-mentioned that public hearing for the reexamination of Master Plan need to be published in the newspaper. He clarified that the town had a substantial changes due to the impact of the storm and Ms. Lynch is suggesting alternatives to get community's input, such as flyers, a hotline and for an open forum for ideas. He mentioned that it is up to the Board to decide what to do.

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Ms. Hartmann- spoke about Master Plan, how it helps identifies concerned of the communities, which can be helpful in future funding. She mentioned that the recommendations can include issues with traffic and site plan requirements.

C/Surak – mentioned about the issue with the traffic light at Moonachie Road and Moonachie Avenue for putting a green arrow for turns.

Ms. Hartmann- explained that this issue could be included in the recommendation.

Ms. Lynch – spoke about lack of community facility near the dense population of Mobile home park.

Mr. Derevyanik- asked whether the Board will vote for what way we want to proceed.

Attorney Novello- mentioned that there will not be any vote, it is an informal discussion and Ms. Lynch is suggesting for community outreach plan.

Ms. Lynch- spoke about having people coming throughout certain days for people's voice input.

C/Surak- mentioned that people could be reached through the website, the newsletter, Nixel alert and the flyers.

Ms. Lynch- spoke about census data in the Borough, which shows less household, and people have stable households, and getting those people's input is important.

The Board members discussed ways to reach the community.

Ms. Lynch mentioned that there are lots of small businesses thriving in Moonachie.

The Board discussed the industrial areas and open retail space not being used and Local businesses are very slow; people are not supporting them. Also, the Board discussed about mixed zoning use, commercial/retail and residential above the stores can draw business.

Attorney Novello-explained that re-zone for Commercial, retail and residential together in one building could have impact on different services in the Borough such as school, Police, Fire and others. She mentioned about how requirements can be made for developers to show how they will impact different services in the Borough, and the environment.

Ms. Lynch- mentioned that the Board discussed different issues, and she requested to come back for another meeting. She asked if the Board wanted a copy of the blank map to take notes on.

Stated that outreach should be done before the end of the year. She mentioned that the neighborhood plan and Zoning ordinance plan can be folded into Master plan reexamination.

She stated that the Master Plan Reexamination is due by the end of May 2017.

Attorney Novello- mentioned that Ms. Lynch should come back at the next Planning Board meeting with an outreach plan.

Ms. Molinari asked about the chance of getting more grant money.

Ms. Lynch- mentioned that there are better chances to get more grants when the issues are address in Master plan Reexamination.

Ms. Hartmann- spoke about benefits of identifying issues within the Master Plan Reexamination.

C/Surak- asked whether the designation of all parks will be included in the Master Plan.

Ms. Lynch- mentioned that the Board has the option to identify the public community facility and park land in the new updated Master Plan.

C/Surak- asked whether the park at Redneck Ave field could be included as park land even though the Borough does not own that.

Ms. Lynch – mentioned that it could be planned as Open Space just the way NJSEA designated the conservation area.

PUBLIC HEARING (Regular):

Motion by J. Telesmanic and second by V. Drozd to close public hearing.

ROLL CALL: C/Surak, Molinari, Derevyaniuk, Dressel, Drozd, Telesmanic, Meehan.

All ayes. So ordered.

Motion by J. Telesmanic and second by N. Derevyaniuk to adjourn the meeting at 9:05 P.M.

ROLL CALL: C/Surak, Molinari, Derevyaniuk, Dressel, Drozd, Telesmanic, Meehan.

All ayes. So ordered.

ATTEST:

Supriya Sanyal  
Administrative Secretary