

REGULAR MEETING of the Moonachie Planning Board called to order, J. Molinari
in the chair, at Kathryn E. Flynn Civic Center on Thursday, February 16th, 2017 at 7:05P.M.

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

ROLL CALL: Mayor Vaccaro, C/ Surak, J. Molinari, N. Derevyanik present,

J. Campbell, D. Dressel- not present

V. Drozd, M. Lyons, 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 N. Derevyanik to approve Minutes of Regular Meeting of January 19, 2017.

ROLL CALL: Mayor Vaccaro, C/Surak, Molinari, Derevyanik, Drozd, Lyons, Telesmanic- ayes
Meehan- abstain.

Seven ayes, one abstain. Motion carried.

COMMUNICATIONS:

Bergen County Department of Planning & Engineering- notice of Subdivision review that the County Subdivision will not be required for Jaret LLC & Jaret II LLC, Block 70, Lot 8 & 9.

J. Telesmanic- asked about the address of the property on the communication.

Secretary stated they went through the Meadowlands for the subdivision, it is located around Moonachie Avenue.

Motion by J. Molinari and second by Mayor Vaccaro to file communications.

ROLL CALL: Mayor Vaccaro, C/Surak, Molinari- ayes, Derevyanik- abstained, Drozd, Lyons-ayes,
Telesmanic – ayes, Meehan- abstained

Six ayes, two abstained. Motion carried.

REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

PUBLIC HEARING:

Tim Middleton, Port Authority- spoke about land use study and 150 Noise Compatibility Study. He mentioned that they wanted to give a presentation on the update on the studies and they have gone to municipalities around Teterboro to explain where they are in the process.

Ted Boldwin, HMMH- mentioned that his company is managing Teterboro's Study, spoke about Part 150 Noise Study and his firm. Spoke about land use options. He stated that the study is half way through. He mentioned that noise exposure map is the 1st element of Part 150 Study, he described the maps that were on handouts. He explained that the noise contour developed from the base year of 2016, and there is a 5-year forecast.

Mr. Middleton- stated that they have been giving updates to TANAAC meeting regarding the study. Also, they have been gathering flight data in order to create the model and to create noise exposure map. The next part of the study involves looking at ways to mitigate and prevent non-compatible land use. FAA would like to make all areas compatible in the DNL contour 65.

J. Molinari – asked how long the study has been going on.

Mr. Boldwin- stated that the study has been a year, will be another year until the final document is sent to the FAA. Explained modeling and data collecting used in order to get land use contours maps. He mentioned that the first step is done, and identified the land use within the contours.

Mr. Middleton – stated that with the land use study, the results will not change land use jurisdictions, so the FAA and the Port Authority will not have land use control, and they have to go to the meetings and speak to local municipalities and Counties. He mentioned that step two is noise abatement strategy. He wanted to speak to the board about a third step which is the land use strategy.

Mr. Boldwin- spoke about how they address noise abatement changes that can be made. He mentioned about meetings that have happened that are open to the public. He wants to speak about ways to prevent non-compatible land use. He explained existing non-compatible uses; how they can be mitigated.

Julie Barrow- mentioned that preventative measures for the area within 65 contour is recommended by the FAA which includes a real estate disclosure. She explained that Buyers would be aware that they are buying near the airport and that there is noise. They have been talking to the NJ Association of Realtors to update their standard forms that would include disclosure information to buyers.

Mr. Middleton-spoke about the standard form of New Jersey Association of Realtor, and that it is a process.

Mr. Boldwin- spoke about Massachusetts' mandatory forms for disclosure to buyer of home.

Mr. Telesmanic – asked about the measure of proximity of home from the airport.

Mr. Boldwin- mentioned that it varies state to state.

J. Molinari- spoke about seller's disclosure which has 50 questions and it is not mandatory in New Jersey.

Ms. Drozd- mentioned that NJAR had a state wide contract for buyer & seller as of August 2016 and this contract will be revised.

Ms. Barrow- stated that another measure is rezoning, but the FAA and the Port Authority have no jurisdiction over it but municipalities have the jurisdiction for rezoning.

Mr. Boldwin- mentioned that rezoning measure will be less applied in developed area. spoke about rezoning and overlay zone.

J. Telesmanic- asked whether Port Authority has any plan to buy land around the airport.

Ms. Barrow- spoke about the land use for airport overlay zone and building height.

M. Lyons- asked about previous height restriction for the area of the airport.

Mr. Middleton- explained that the height restriction depended on runway geometry and also, the FAA's procedures for approach and departure. He mentioned that the new satellite navigation allows approach lower altitude in bad weather.

Mr. Boldwin- explained that the FAA and the Port Authority cannot regulate heights of structures, it is up to the Borough but the FAA can require obstruction lights.

N. Derevyaniuk- asked how it affects flood zone.

Mr. Middleton- does not affect flood plain, Part 150 Study is only associated with noise and land use.

M. Lyons- asked about land use inside the airport and about the two new hangars.

Mr. Boldwin- stated that they are not restricting outside the airport, also there could be compensation to the residents.

Mr. Middleton- spoke about the bigger hangars, and they were included in their 5-year forecast, the decision making will be made off based on the 2021 map. He explained that the larger hangars are due to older planes being replaced with similar planes, but are slightly bigger due to different wings type. Mayor Vaccaro- mentioned that the current hangars cannot handle the planes, and the planes have to be moved after dropping off passengers, actually the new hangars will reduce takeoffs.

Ms. Barrow- discussed building code changes, raising minimum building standard around the airport. She mentioned that there could be soundproofing windows within the vicinity of the airport.

Mr. Boldwin- spoke about how there is not much land to be developed, but would include rebuilding homes with heavier window to protect residents.

Ms. Barrow- spoke about land use agreement with the Port Authority that would be for land use and infrastructure around the airport. She mentioned that the Planning Board would ask if there were any suggestions to make sure that the land use is compatible with the area and this would prevent any non-compatible land use.

Mr. Middleton- mentioned that there are similar agreements in other towns.

Mr. Boldwin- explained that there would be sharing information regarding land use in the area, as the Port Authority currently notifies the Borough if there are changes within the airport.

Ms. Barrow- stated that another strategy could be a community planner's forum that the forum would include the Port Authority and several municipalities to share ideas. She discussed distribution of noise mitigation information by the Port Authority to municipalities regarding projects.

J. Molinari- asked how the noise is mitigated.

Ms. Barrow- explained mitigation measures which included in their handout.

Mr. Middleton- stated how participating in the Part 150 study allows access to federal funds for mitigation.

Mr. Boldwin- spoke about sound insulation, which is widely used within the country with the Federal Aviation funds. He explained the FAA criteria for eligibility for the funds. He mentioned that FAA will make sure the funds are spend properly.

N. Derevyaniuk- asked if they knew how many homes are within the contour.

Mr. Boldwin- stated that in the 2021 map, it is total of 433 homes and 58 are mobile homes.

Mr. Middleton- explained where on the map the residences are, south towards Wood Ridge border and part of mobile home community and few near the north eastern side of town.

Mr. Derevyaniuk- asked whether anyone apply for relief.

Mr. Boldwin- stated that if the measure is funded then homeowners will be notified of relief available. He explained the finance for the program goes to a trust fund and oversight of the federal government. He mentioned if the Port Authority does decided to proceed with sound installation, it will take many years to complete. He mentioned that FAA may decide to fund Teterboro.

J. Telesmanic- spoke about soundproofing at Becton High School.

Mr. Middleton- mentioned that there was program in the 1980s for soundproofing schools, and soundproof were insulated about 70-80 school in the areas around airports. He mentioned that the program is finished, but there are schools around other airports that have been identified for soundproofing. He stated that around this airport there were 5 or six school were soundproof.

V. Drozd- asked how people would know if they fall within the contours

Mr. Boldwin- stated that there is a website that will show the contours on the map. He explained how homeowners could look up information if this measure is put into effect. Spoke about how process for soundproofing would be implemented, how eligibility for funds is managed. He explained if the test shows interior level below 45 DNL with window shut and outside 65DNL then FAA will say that house will not be eligible but they can help with Air conditioning and windows for the homes within the contour.

Ms. Barrow- spoke about land acquisition, changing the use of property that is bought and relocating resident.

M. Lyons – spoke about piece of land on corner of Union and Moonachie Avenue that the Borough spoke to the airport about using it for a playground instead of on the corner of Concord and Anderson, the Borough was told that they could not do that because it was in the runway approach.

Mr. Middleton- stated that he was not sure why that would be turned down.

Mr. Boldwin- spoke about technology changes with tracking the flights.

Ms. Barrow- described easement acquisition, it is onetime purchase, attached to deed stating acceptance that property is compatible with aircraft noise.

Mr. Middleton- explained financial breakdown for various programs if implemented between the airports, diagram within handout.

J. Molinari- asked about the change of the flight paths.

Mr. Middleton- explained the procedure for the change of the flight paths, the test period was not well received, and the program was not pursued farther.

Mayor Vaccaro- mentioned that change of the flights path was done due to complaint from the Hospital but due to complaint from north of Route 4 that change was moved.

Mr. Boldwin- mentioned that FAA are looking at 5 degree left turn on runway 24, this will be very significant on the people of south side.

M. Lyons- asked if there was enough land acquisition would the airport be expanded.

Mr. Middleton- mentioned that there is currently no plan to expand.

Mr. Boldwin- mentioned if the airport want to buy property at south side but the Airport could not leave the property empty because the regulation of FAA requires selling the property at fair market value for probable use.

He mentioned that FAA will not fund for sound installation for mobile home because they are lighter structures and easement acquisition is problem because of finding substitute house for those people.

Ms. Barrow- explained schedules of events for the study. She mentioned that there will be workshop and final public hearing. She invited everyone for upcoming meetings

Mr. Middleton- mentioned the website for the study is PANYNJpart150.com .

C/Surak-stated that he can put the link on the Borough website.

Attorney Novello- spoke about process for updating and revising master plan and costs of revising masterplan and rezoning cost of the municipalities. He asked if the FAA helps the municipalities with

the cost of the municipalities for engineering and other to revised their Master Plan specific to the suggestion Port Authority's Part 150 study .

Mr. Boldwin- answered that the FAA may say no and may say to wait until the next cycle of the reexamination. He spoke about different program implementation which could be reimbursed by FAA

Mr. Middleton – stated that something can be put into the Master plan that it is not a committal, just acknowledging that the study is ongoing.

Mr. Telesmanic – spoke about years ago, the noise of plan when it took off.

Mr. Boldwin- spoke about the noise differences between current jets and ones in the past.

The Board discussed various planes that take off from the airport and the noise differences.

M. Lyons – mentioned that the subdivision notice for the properties in the communication are 1 and 11 Barrett Avenue by Berry's Creek.

Motion by J. Telesmanic and second by N. Derevyvanik to close public hearing.

ROLL CALL: Mayor Vaccaro, C/Surak, Molinari, Derevyvanik, Drozd, Lyons, Telesmanic, Meehan.

All ayes. So ordered.

Motion by J. Telesmanic and second by N. Dervyanik to adjourn meeting at 8:27 P.M.

ROLL CALL: Mayor Vaccaro, C/Surak, Molinari, Derevyvanik, Drozd, Lyons, Telesmanic, Meehan.

All ayes. So ordered.

ATTEST:

Supriya Sanyal
Secretary