

**Borough of Rutherford
2007 Master Plan Process
Master Plan Advisory Committee
Minutes of Work Session
May 14, 2007**

| | | | |
|-----------------|--|----------------|------------------|
| Present: | Chairman Elliot Mayor McPherson Councilman Frazier Mr. Kuruc Mr. Neumann Mr. Rizzo Ms. Russell Mr. Uhl Ms. Watson Councilman Sommer | Absent: | Mr. Boyle |
|-----------------|--|----------------|------------------|

Chairman Elliot called the meeting to order at 7:15 p.m. and led those assembled in a flag salute. The Recording Secretary took roll call. All members were in attendance with the exception of Mr. Boyle. Also in attendance were David Maski, Borough Planner and Mary Ellen Sartori, Recording Secretary.

Rutherford Borough Officials in attendance were Councilman Richard Reyes; Police Chief Steven Nienstedt; Anne Marie Rizzuto, Borough Attorney; Timothy Stafford, Borough Administrator; and Robin Reenstra-Bryant, Downtown Partnership manager.

The Chairman introduced Borough Planner, David Maski of Schoor DePalma..

Mr. Maski explained that tonight's meeting is to review the working draft of the Master Plan. No new information will be presented tonight. Additionally, Mr. Maski would like to get the Board's comments on the ten chapters presented already and fill in some omissions. The maps are being produced as well as the final chapter on "Land Use". Regarding the schedule, Mr. Maski would like to present a full draft on June 11, incorporating any comments received tonight. At the next Planning Board meeting on June 21, the Board could review the draft and adopt it as a draft plan or they could approve it for circulation and then have a public meeting to adopt it; depending on how many meetings the Board wishes to hold. July 9 is the next scheduled Master Plan review meeting after June 11 and that could be used as an unveiling of the draft and then it could be adopted later in July. Special meetings could be scheduled to adopt the plan also as the Board wishes.

Upon further discussion regarding meeting dates, Mr. Maski states that a draft will be available in June and the June 11 Advisory Committee meeting will be cancelled. The Draft will be made available for all Board members prior to the scheduled June 21 Planning Board meeting. At that time, the draft will be reviewed and final comments and revisions discussed. Then a solid draft plan should be established for circulation to the public later. The Board can then decide how quickly the Plan will be adopted. Chairman Elliot asked the protocol for adoption and was told by Mr. Maski that the final adoption will be at a public hearing of the Planning Board per statute. There will also be a public hearing so that comments can be solicited from the public and will be scheduled for after June 21, 2007.

Mr. Maski asked the Board for their comments on the first ten chapters of the draft plan.

Chairman Elliot called for comments from the Board.

Councilman Frazier stated he did not receive a copy of the chapters.

Chairman Elliot wanted to discuss Section 9 on page 2, Relationships to Other Plans. The border of Rutherford and Lyndhurst is not Route 3 as stated, but is actually the center of Rutherford Avenue. There are some properties on the other side of Route 3 that are in Rutherford such as Rutherford Animal Hospital, a gas station and a hotel. Sewer service is provided to both sides of Rutherford Avenue as well, as pointed out by Mr. Neumann. Mr. Maski stated that the practical border in terms of land use decisions is Route 3 in terms of how the town is perceived.

Additionally, Chairman Elliot wished to discuss the Riverside park lands and wanted to include a small park along the river that has not been identified. Mr. Maski stated that he had some questions regarding a few properties in town, this being one of them, and he will be discussing same with Mr. Uhl for clarification.

Chairman Elliot expressed his satisfaction with the draft plan.

Mr. Uhl wished to discuss chapter 9, impervious coverage, which has been changed for a principle structure from 35% to 30; impervious coverage is still 25% but there is also accessory coverage of 10%; so the sum of the coverages would be higher. Mr. Maski stated that he will check the ordinance for the figures.

Chairman Elliot asked if all of the facts as stated in the Plan were checked and Mr. Maski assured him that they had been checked. Further, Chairman Elliot also wished to discuss the proposal of a firehouse at the corner of Jackson and Erie Avenues, which may have been brought up at a prior meeting. Mr. Maski stated that, after the last Advisory Committee meeting, the fire marshall approached him to express the need to replace the West End FireHouse and that he had discussed same with the Mayor who agreed that this corner might be a good place for one. Mr. Maski stated this area would be very good for this cause as the whole property would not need to be used and the leftover piece could go to greenspace or some other use. Chairman Elliot agreed that the firehouse is in need of repair, and unless other property around it is used, there is not much room on the

present property for a firehouse; additionally, it does not make sense to have a firehouse across from an elementary school.

Mr. Maski asked the Board if they were satisfied with the direction of the Plan; was anything left out? Were all of the issues addressed?

Chairman Elliot brought up the Rutherford section of the Highland Cross Development. The Meadowlands segment is discussed. From the Visioning Committee recommendations and public comment, it seems like that section should be zoned as commercial and office use, but since it is in the Borough, it should be mentioned in the Master Plan as well. Mr. Maski stated this will be covered in the land use section. Chairman Elliot states that in East Rutherford, Linque Development has stopped construction in that area due to the housing market; some of the properties' sales were handled by his office.

Mr. Neumann wished to comment on the recycling element. He spoke with Sharon DelVecchio at the DPW and was told that there are possibilities for recycling. Ms. DelVecchio is very knowledgeable of recycling practices in the County and assisted Mr. Neumann with disposing of some computer items. Mr. Neumann would like to get Ms. DelVecchio's knowledge to the public but is unsure how. Mr. Maski stated that Ms. DelVecchio was asked about the current operations which are reflected in that chapter. Mr. Neumann questioned if County practices could be added. Mr. Maski would be open to adding any new initiatives of Rutherford in recycling.

Chairman Elliot then opened the hearing to the public; and there being none, he then closed the meeting to the citizens.

Mr. Maski asked the Board for any additional comments that they may have upon further review of the draft plan. Electronic versions are available. Chairman Elliot stated that the draft plan should be made available to all Department Heads.

There was discussion regarding the electronic version that was and will be made available to the Board members.

A Motion was made by Mr. Rizzo to accept the minutes and was seconded by Mr. Neumann and all were in favor with Councilman Sommer and Mr. Kuruc abstaining.

This will be the last meeting of the Master Plan Advisory Committee; any further work will be done during the Planning Board meetings unless a special meeting is required.

Ms. Rizzuto asked for clarification on the scheduling of the plan adoption and it was reviewed. Mr. Maski stated that June 21 will be the next meeting at which the plan will be presented and the Board will review the full draft at that time, and the Board can then approve the draft. The draft will then be discussed at an open public meeting to be scheduled. After that, any needed changes will be made and the Board will officially adopt the draft and officially adopt the final Master Plan. The Plan comes to the Mayor

and Council as an officially adopted Plan. Then the Mayor and Council can make zoning ordinances and changes if needed based on the Plan.

Possible dates for the open public hearing were discussed, including the second Monday in July. Mr. Maski stated the draft could be adopted on June 21 which would allow for a public meeting and then final adoption at the July Planning Board meeting, depending on the schedule of the Planning Board.

The Chairman concluded the hearing at 7:45 p.m.

Respectfully submitted,

Mary Ellen Sartori
Recording Secretary