

PLANNING BOARD OF RUTHERFORD
January 18, 2007

Present:	Mr. Elliot Mayor McPherson Councilman Frazier Mr. Boyle Mr. Kuruc Mr. Neumann Mr. Rizzo Ms. Russell Mr. Uhl	Absent: Ms. Watson
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Also present were Anthony Suarez, Board Attorney; Ralph Tango, Board Engineer; David Maski, Board Planner; and Mary Ellen Sartori, Recording Secretary.

The meeting was called to order at 7:00 p.m. and the Sunshine Law was read by Chairman Elliot, followed by a salute to the flag.

Mr. Mango's appointment to the Board has lapsed; Mr. Mango is now the President of the Library Board.

Chairman Elliot welcomed Mr. William Neumann to the Board.

The following items will be added to future agendas: a flag salute following reading of the Sunshine Law; a hearing of citizens at the end of the meeting; and, under old business, the Reexamination of the Master Plan. Also in February, we will review any proposals received as a result of the RFP under the Fair and Open Process Resolution, as well as adding this item to any applicable agenda.

MINUTES:

Chairman Elliot did not open the last meeting to the public, as stated in the last paragraph on the first page. The case was opened to the applicant as stated but no hearing occurred on this item; therefore, it was not opened to the public.

Mayor McPherson stated that the last sentence in the first paragraph on the first page is incorrect. "As a reason to carry over" should be stricken.

OLD BUSINESS:

Pacheco
Case No. D-06
42 Preble Place

A letter was received from Robert Pansella, Esq.; Attorney for applicant, asking to hold the case for another month and they are waiving any deadlines as they have not retained

an architect. There is no renotification to the applicant needed as they would be renoticed tonight that the case is on hold until February.

EnCap
Case No. E-06
Meadowlands Golf

Mr. Suarez spoke on this matter, they would not be appearing tonight.

Meshia
Case No. F-06
22 Sylvan Street

On opinion of both attorney and planner, this matter involves a use variance and should be under the Board of Adjustment, there is no jurisdiction by this Board, applicant must apply to the Zoning Board of Adjustment. Applicant will either need to change the plans so its no longer a use variance and appear here or take the present plans to the Board of Adjustment. There is a letter from both Mr. Suarez and Mr. Maski in the file. Applicant agreed with this decision.

REORGANIZATION OF BOARD FOR 2007:

Chairman Elliot turned the meeting over to Vice Chairman Rizzo for the reorganization of the Board.

Mayor McPherson made a motion to carry over the appointment of the professionals on the Board until the proposals are received under the Fair and Open Process. Seconded by Councilman Frazier. The Recording Secretary took roll call and all approved.

Mayor McPherson made a motion to nominate Glenn Elliot for Chairman. Seconded by Mr. Neumann. The Recording Secretary took roll call and all approved. Mayor McPherson made a motion to close the nominations which was seconded by Mr. Neumann. The Recording Secretary took roll call and all approved.

Mayor McPherson nominated Mr. Rizzo for Vice Chairman, which was seconded by Mr. Neumann. The Recording Secretary took roll call and all approved. Mayor McPherson made a motion to close the nominations which was seconded by Mr. Neumann. The Recording Secretary took roll call and all approved.

Mayor McPherson nominated Thomas Kuruc for Secretary which was seconded by Mr. Neumann. The Recording Secretary took roll call and all approved. Mayor McPherson made a motion to close the nominations which was seconded by Mr. Neumann. The Recording Secretary took roll call and all approved.

Mayor McPherson nominated Mary Ellen Sartori for Recording Secretary, which was seconded by Mr. Neumann. The Recording Secretary took roll call and all approved. Mayor McPherson made a motion to close the nominations which was seconded by Mr. Neumann. The Recording Secretary took roll call and all approved.

Chairman Elliot took back the meeting from the Vice Chair and thanked all Board members for their participation. This year will be busy with the Reexamination of the Master Plan.

OLD BUSINESS:
Reexamination of Master Plan

Mr. Kuruc stated that we should try to make it clear to residents that comments at the Master Plan Advisory Committee meetings should pertain to agenda items. Mr. Uhl stated that all department heads have been asked to attend upcoming Master Plan meetings, thus comments from residents may be addressed more fully by those with knowledge. Chairman Elliot stressed that the Master Plan will be completed by June.

Mayor McPherson stated that similar comments were heard during the visioning process, public meetings brought forth many comments on non-agenda items, however this can bring light to problems that have not been identified prior. The Mayor has received many positive comments from the public and seen positive press articles. Very few towns undertake the type of mailing that Rutherford did to alert its residents of the process. Chairman Elliot stated his surprise at the number of residents in attendance at the first Master Plan Advisory Committee meeting. Having the Borough Department Heads in attendance is important to the Mayor in order to share their expertise on how zoning impacts their responsibilities.

Councilman Sommer feels that the public may be assisted with a separate group that would identify issues of importance that would lead toward the Master Plan but which may not be directly on the agenda. Chairman Elliot stated that public comment may need to be limited at some time within the time constraints of the meeting. Councilman Frazier offered to suggest a time limit for remarks, with a second turn possible after all residents have spoken. Mayor McPherson stated the Borough website will post press releases as well as a list of each and every concern addressed or brought up at the meetings, by the residents so that they are accessible if a resident could not attend the meeting.

Mr. Neumann states that other towns have asked him about the visioning process that Rutherford went through and have been impressed with the public response of Rutherford's residents. It is encouraging to the residents to participate if they believe they can be involved in the process and he commends the process.

New Jersey Planning Officials Mandatory Training Courses options were discussed. Members must complete the course within the next 18 months and may contact the Recording Secretary for assistance.

The NJ Bar Association also holds a session at Bergen Community College, free of charge, in March. Mr. Suarez will email members with this information so they may decide which to attend.

MINUTES:

Mr. Kuruc questioned the plants that were proposed at the Chestnut Grove development. Mr. Uhl clarified that the existing plants will be replaced with ones to cover the gas meters.

Mayor McPherson made a motion to accept the minutes as corrected, seconded by Councilman Frazier. All members affirmed with Mr. Neumann abstaining.

Chairman Elliot then opened the hearing of citizens, and there being no one who wished to speak, closed the hearing of citizens.

VOUCHERS

Vouchers from Schoor DePalma in the amount of \$108; \$1,547.75; \$108; \$1,026; \$702; and \$108 were presented for payment. Motion was made by Mayor McPherson and seconded by Mr. Boyle. The Recording Secretary took roll call and with all members affirming, the vouchers were approved for payment.

With no further business to discuss, the Chairman adjourned the meeting at 7:30 p.m.

Mary Ellen Sartori, Recording Secretary