

RIVERALE PLANNING BOARD

February 28, 2008

The Special/Regular meeting of the Riverdale Planning Board opened on the above date at 7:30 p.m. Chairman Steven Loesner read the sunshine law.

ROLL CALL: Present: Mayor William Budesheim
Councilman Joseph Falkoski
Bradley Clinton
Al Heimall
George Lang
Glenn Venza
Vincent Pellegrini
Vice-Chairman Brendan Magennis
Chairman Steven Loesner

Absent: Michael Reilly (Alt. No. 1)

Also present is John Barbarula Esquire, Board Attorney, Donna Holmqvist, Board Planner, and Paul Darmofalski P.E., Board Engineer

APPROVAL OF MINUTES:

December 13, 2007

Thereupon Vice-Chairman Brendan Magennis set forth the motion seconded by Al Heimall to approve the December 13, 2007 minutes as submitted

ROLL CALL: Ayes: Magennis, Heimall, Budesheim, Falkoski, Venza,
Pellegrini, Clinton, Lang, Loesner
Nays: None
(9 Ayes – 0 Nays – Motion Carried)

January 10, 2008

Thereupon Vincent Pellegrini set forth the motion seconded by Al Heimall to approve the January 10, 2008 minutes as submitted

ROLL CALL: Ayes: Pellegrini, Heimall, Budesheim, Falkoski, Venza,
Clinton, Lang, Magennis, Loesner
Nays: None
(9 Ayes – 0 Nays – Motion Carried)

MEETING CANCELLATION:

Chairman Steven Loesner stated that there is no agenda for the March 6, 2008 meeting and thereupon set forth the motion to cancel the March 6, 2008 meeting. The motion was seconded by Vincent Pellegrini.

ALL IN FAVOR / Motion Carried

The next meeting scheduled will be on March 27th, 2008 at 7:30 p.m.

INTRODUCTION OF 2008 MASTER PLAN:

Mike Alexander from Clough Harbour came forward to present the 2008 Master Plan.

Mr. Alexander presented a brief overview of the Master Plan and all of the elements in the Master Plan, including the Green Element, etc. The main objectives of the Master Plan was to protect community character and enhance opportunities for open space and

the areas of focus in the Master Plan were opportunity to further enhance the downtown area (the Paterson Hamburg Turnpike), as well as future opportunities for redevelopment within the Riverdale Quarry. We reviewed existing land use and demographics, and current projects that were going on at the present time, and projects that were in the pipeline.

We looked at historic resources as well. Utilities throughout the community are constantly being improved. We found some service that could be improved, and incorporated that in the plan. The new library and firehouse were identified. We have been told that this room we are in (Council Chambers) is in need of expansion as well as the police department. The Glenburn Estate and the recommendations for protection of the property are incorporated in the Master Plan document.

Smart Growth was looked at and the Highlands area is explained in the document. The County plan and the neighboring towns' plans were reviewed and we found that we are generally consistent and we are very compatible with their uses and ideas. We were able to establish a vision of Riverdale with the beautiful rolling hills and a peaceful, tranquil community, and wooded hillsides.

Mr. Alexander stated the Borough did focus a lot of its energies on two specific areas, one is the downtown area and the other is the quarry area. The downtown area was reviewed and we looked at different opportunities to enhance the pedestrian circulation, enhance the vision and character of the area and make it more of a mixed use, pedestrian friendly development that would enhance new retail and residential opportunities. We brought the vision of dividing the roadway as a divided boulevard to capture the theme of developing areas north of the turnpike as a waterfront promenade community where areas adjacent to the river would be developed as more of a parkland setting with trails interconnecting that area perhaps having Slater's Mill be designed as a trail head for that area. Areas south of the turnpike would more or less be developed as a mixed use community where you would have ground floor retail and perhaps upper floor residential and office with parking to the rear to enhance the visual attractiveness of that area.

The quarry would give the Borough space for redevelopment. This area has a great deal of potential and we reviewed the possibilities for the quarry property for every use including a hotel, golf course, amphitheatre, commercial, etc. What came out of that process was the conceptual development that is pictured in the Master Plan. This is a process that evolves over time, and the plans for the quarry are conceptual. Being in the area of 287, this property is easily accessible, and is an opportunity to capitalize as a regional destination.

Incorporated in the Master Plan is the Green Element, which provides recommendations about implementation of the element. There is a design handbook in the Master Plan as well.

The housing element with the COAH rules will be incorporated after the State rules are set forth.

Chairman Loesner asked Mr. Alexander if he had received a copy of the letter that was sent to the board by the quarry. Mr. Alexander stated he had seen the letter. Mr. Alexander stated that the planning process continually evolves, and the conceptual ideas for the quarry property came out of many community meetings, however; he does understand what the quarry is asking. Chairman Loesner asked John Barbarula if the letter was from the property owner or the quarry itself.

Tom Carton came forward from the Mahan Group and explained the letter was from the Mahan Group, who is the property owner. Mr. Barbarula stated that the Master Plan is a guiding tool. The Mayor stated that he had invited the property owners many times to meetings about the conceptual plans and asked them to meet on other occasions; however, he never received an answer to his requests.

Mr. Barbarula stated that once the Master Plan is adopted, the board should then re-examine the zones. Paul Darmofalski asked if the service road was represented in the Master Plan. Mr. Alexander stated it was updated in the plan.

Chairman Loesner opened the hearing to the public for questions or comments on the Master Plan.

Stan Koznowski came forward and stated he was interested in purchasing properties on the Hamburg Turnpike and was wondering about the sewer and the sewer allocation and when that would be completed. Chairman Loesner stated that the Master Plan is an overview and doesn't list individual properties. Mr. Koznowski asked how far down the road are the sewers for that area. The Mayor asked which properties he was referring to and he stated that it was the river side of the Turnpike by the restaurant. The Mayor stated that the Borough is looking to turn that into a park along the river.

Ross Kushner came forward from the Pequannock River Coalition and stated that the Borough has their strong support on the Master Plan and wished to go on record to say that this is an excellent and positive thing for the Borough. Chairman Loesner thanked Mr. Kushner for his input during the process.

Tom Carton came forward and stated he was the Vice President of Business Development for the Mahan Group, the owners of the Riverdale Quarry. Mr. Carton stated he apologizes for not being aware that there were invitations made. Mr. Carton stated that as Mr. Alexander stated this is an ongoing process and Mr. Carton asked if he could be included in the process. Chairman Loesner stated we have made attempts to reach out to the quarry and there were never any answers. Mr. Carton stated that his group feels that this is a positive plan, the only concern was that they weren't fully understanding of the ratio amount of developed area to open area. Attorney Barbarula stated the Master Plan is a vision of what the community would like to see once the quarry is done. Mr. Carton stated he understood that and wanted to be a part of the process. Mayor Budesheim stated that according to the Borough's engineers there would be approximately 70 acres left in the quarry when it ceases to operate; however the quarry is stating there would be more like 100 acres left. That is a major difference. Mr. Carton is looking for documentation as to how much land would be set aside for open space and how much would be for development. Mr. Carton stated he would like notification as to when discussions would take place. The Mayor stated he would like to see any visions of what the quarry sees as the development and asked Mr. Carton to send a list of the quarry's visions for this property.

No other public members came forward; thereupon Al Heimall set forth the motion seconded by Glenn Venza to close the public portion of the hearing.

ALL IN FAVOR / Motion Carried

The Mayor stated that we would like to incorporate the Shade Tree Plan and suggested that we wait until June, when the housing element for the third round COAH is completed and incorporate both at once. The Board members agreed that this would be the better way to proceed.

Thereupon Chairman Steven Loesner set forth the motion seconded by Vice-Chairman Brendan Magennis to introduce and adopt the Master Plan 2008 as submitted.

ROLL CALL: **Ayes: Loesner, Magennis, Budesheim, Falkoski, Venza,
 Heimall, Pellegrini, Clinton, Lang**
Nays: None
(9 Ayes – 0 Nays – Motion Carried)

The Resolution will be read at the next meeting on March 27, 2008.

OTHER BUSINESS:

Planner, Donna Holmqvist stated that she would like the board to be aware that the Highlands Master Plan redraft ended today and the members should be aware that the maps that were released in the past month or two, are different from the ones that the towns received last May. She found there were some erroneous designations on the map.

Also the housing plan new rules comment period ends on March 22, 2008. For communities in Morris County, there is a deadline in November for the filing of the housing element. They staggered the filing depending on what County you are in. The new third round rules are completely different than the last third round rules. It seems they have bent over backwards to accommodate the developers. Paul Darmofalski stated that Riverdale has a numbers problem, which was expected.

Mayor Budesheim about the Horton project which was governed by the second round rules. They haven't completed their project as of this date, can we go back and meet the third round rules? Ms. Holmqvist stated no, she did not think so. Even though they created the liability, the Mayor stated we were told that we could not go back and ask them for compliance with the third round rules. A discussion followed.

ADJOURNMENT:

Thereupon Chairman Steven Loesner set forth the motion seconded by Al Heimall to adjourn the meeting.

ALL IN FAVOR

Meeting adjourned at 8:18 p.m.

Respectfully submitted by:

Linda Roetman
Board Secretary