



*On a motion by Ms. Halm, seconded by Ms. Pongrazzi, and with an aye vote by all, Mr. Dorschner was appointed as the new Chairperson.*

Mr. Dorschner asked the Board for nominations for the vice-chairperson position.

Mr. Devoti nominated Ms. Pongrazzi. Ms Pongrazzi informed the Board that her schedule would be very busy for the upcoming year, but with the support of the Board she would be willing to take on the vice-chairperson position.

*On a motion by Ms. Vizzini, seconded by Mr. Devoti, with an aye vote by all, Ms. Pongrazzi was appointed as the new vice-chairperson.*

Ms. Vizzini explained that there was to be a presentation by ARC showing their interested in putting a group home in the Borough, however they did not show up. Mr. Muller explained the current COAH obligation to the new members. A discussion ensued.

**Discussion:**

Mr. Muller's Invoices

Mr. Dorschner asked for an explanation on how the Board handled these. Ms. Vizzini explained. Ms. Vizzini asked for an explanation on how the professional's time for variance applications was billed. Mr. Muller explained that the applicant was required to escrow money into a Borough account and the Borough drew down on the account to pay for the professional's time. The CFO for the Borough manages the accounts. Mr. Muller will copy the CFO on escrow bills. The Board reviewed and discussed the bills/

*On a motion by Ms. Vizzini, seconded by Ms. Pongrazzi, the Board approved the invoices submitted by Mr. Muller.*

Ms. Carol Halm, Council

Ms. Halm reported that the January 2007 Council meeting was a reorganization meeting. A temporary budget was adopted and the professional's contracts were approved

Mr. Van Dyke, Planning Consultant

Mr. Van Dyke informed the Board that if they wanted complete acquisition of the Rzem property with Green Acres funding the Open Space Tax would need to be added to the Ordinance. The Board had recommended this to Council in 2006, but it has not yet been approved. Mr. Van Dyke will follow up on this.

Also, the Board needs to prepare an Open Space Plan. With an Open Space the Borough would be eligible for more grant money from the DEP and other agencies. A discussion ensued on the Open Space Tax and how it works. The request for the Open Space Tax had been introduced at the June 27, 2006 Council meeting but it had never been completed. Mr. Van Dyke handed out copies to the Board of a 'Professional Planning Services Authorization'. If the Board approves this then Mr. Van Dyke will prepare the required documents to obtain matching funds for the Rzem property.

Mr. Van Dyke informed the Board that he had spoken with Mr. Bzik at the County Planning Board concerning cross acceptance and sewers for the Borough. A meeting was to be held in February but because the Borough's changes were complex the County was deferring approval at this time. Mr. Van Dyke explained the Borough's current 'tier' structure and expressed his concerns for sewers in 'tier 2' and 'tier 3'.

*On a motion by Ms. Pongrazzi, seconded Mr. Heck, the Board opened the meeting to the Public.*

Mr. Van Dyke recommends that the Borough apply for a 'center' designation. A 'center' designation empowers the Borough to obtain additional funds through this special designation and then the Borough would be incorporated into the State plan. A discussion ensued on how this would affect the Borough. Mr. Van Dyke will research this further.

Ms. Pat Morris informed the Board that she had attended a meeting at the Smart Growth office and it was her understanding that the State did not like this designation for towns that were less than one square mile.

Mr. Van Dyke, with the Board's approval, will meet with the Smart Growth representative to discuss what costs are involved and what is best for the Borough. Ms. Pongrazzi and Mr. Heck will also attend this meeting.

*On a motion by Ms. Pongrazzi, seconded Mr. Heck, the Board closed the meeting to the Public.*

Mr. Van Dyke handed out copies of plans for Gardener to Gardener that shows his solution for bringing this business into compliance. Mr. Van Dyke explained the history of the property and its non-compliance to the new Board members. Mr. Van Dyke informed the Board that he had gone to the property and the building and site plan improvements are illegal and dangerous. Mr. Van Dyke expressed his concerns with the vehicle access to the property and the parking. The Board reviewed the pros and cons of Mr. Van Dyke's recommendations. The Board also discussed if the previous tenants had a legal right to lease the business.

The Board's consensus is that it is the owner's responsibility to make sure that the property and business is in compliance with the Borough's Ordinances. A discussion ensued on if the business should be allowed to open. Ms. Pongrazzi reminded the Board that at the January 16, 2007 meeting the Board had told the new tenants, Mr. and Mrs. Potts, that they could not continue construction but could open the business. Ms. Pongrazzi was told by the Potts that they had met with the State Construction Official and appeared to be trying to comply with the Borough's Ordinances.

The Board discussed how best to get the Potts to comply as soon as possible. Mr. Devoti stated that the previous tenants, the Scocchi's, were still accumulating fines for the business. Mr. Heck will attempt to contact the owner of the property and Mr. Muller will send a letter to him advising him of the violations.

Ms. Portia Orton, Historic District Commission

Ms. Orton informed the Board that this would be the 230<sup>th</sup> anniversary of George Washington's stay at the Van Doren home and that this year's picnic and graveyard ceremony would be larger than last years.

Ms. Orton requested that a Board member join an ad-hoc committee that will be meeting to update the current Historic Ordinance with input from Mr. Van Dyke and Mr. Muller. Mr. Van Dyke suggested that the Rzem and Mendel properties be included in the Ordinance so that all of George Washington's encampments would be preserved.

*There being no public on a motion by Ms. Pongrazzi, seconded by Mr. Heck, the Board went into Executive Session.*

*On a motion by Ms. Pongrazzi, seconded by Mr. McDermott, the Board agreed to close Executive Session and adjourn the meeting at 11:06 pm.*

Submitted,



Denise Piskowski  
Planning Board Secretary