

The January 14, 2016 special meeting of the Township Council of the Township of Pequannock, Morris County, New Jersey was called to order at 7:00 p.m. in the Municipal Building Meeting Room located at 530 Newark-Pompton Turnpike; Mayor David Kohle presiding.

Township Clerk Carol Marsh read the following statement for inclusion in the meeting minutes:

"In accordance with the requirements of New Jersey's Open Public Meetings Act, notice of this Special Meeting was filed in the Office of the Township Clerk; posted on the bulletin board in the Municipal Building and on the Township website; and mailed to all persons requesting notice in accordance with Township policy. 48-hour notice of this meeting was also transmitted via fax on January 5th to the Suburban Trends, Daily Record, and The Record newspapers. This notice included the statement that the purpose of this Special Meeting is: To discuss Commercial Zoning, Redevelopment, Signs and any other matter which may come before the Council. No formal action will be taken"

Mayor Kohle led the Pledge of Allegiance.

Present:

Mayor David Kohle
Deputy Mayor Jay Vanderhoff
Councilman Richard Phelan
Councilwoman Catherine Winterfield

Also Attending:

David Hollberg, Township Manager
Robert Oostdyk, Esq., Township Attorney
Christopher Tietjen, Asst. to the Twp. Manager
Jill Hartman, Township Planner
Carol J. Marsh, Township Clerk

Absent:

Councilwoman Melissa Florance-Lynch (joined the meeting at 7:05 p.m.)

There were 5 members of the public in attendance.

ITEMS FOR DISCUSSION.

▪ Commercial Zoning

Mr. Hollberg opened the discussion recommending the goal of the meeting be to create an overall framework for writing new zoning for the commercial districts. Mr. Hollberg suggested the Council consider interrelated issues affecting zoning regulations including density, height, direction for kind of downtown, type and mix of use, and accommodations for parking. Members of the Council voiced their support for updating current zoning laws.

Jill Hartmann, described the current mix of buildings, suggested the Council consider increasing the allowable stories, height, and density in order to provide owners with incentive to redevelop.

Members of the Council discussed various options.

PUBLIC COMMENT.

- James Cutillo, resident and local architect, outlined current limitations to redevelopment including parking regulations, lot size, and building codes. Mr. Cutillo stated there are life style and fiscal benefits to increasing allowable density and recommended the Township begin the process of rezoning by analyzing what currently exists.
- Fred Azrak of Azrak & Associates, and local property owner, suggested the Council consider what needs to be in place for the future, emphasizing the need for increased density and changes in parking regulations in order to attract investment, support local businesses, and bring energy to the town.
- Pat Wojtyszyn, local realtor and property owner, encouraged the Council to allow an increase

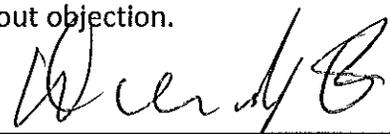
in density and consider encouraging development on the highway as well as the business district.

Members of the Council reiterated their support for updating zoning for the commercial districts, tentatively agreed to meet in two months and to visit towns in the area to develop a sense of the effect of various zoning changes, and to consider zoning along the highway as well as in the business districts.

ADJOURNMENT. There being no further business, on a motion by Mr. Phelan, seconded by Mr. Vanderhoff, the meeting was adjourned at 8:20 p.m. without objection.



Carol J. Marsh, Township Clerk



David G. Kohle, Mayor