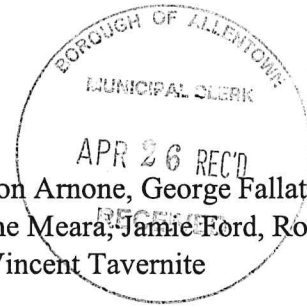


**BOROUGH OF ALLENTOWN
PLANNING BOARD
APRIL 5, 2021**



Present: Thomas Fritts, Jennifer Elder Brady, Dan Payson, Allison Arnone, George Fallat, Joseph Fidler, Robert Mayer, Jeffrey McLaughlin, Lynne Meara, Jamie Ford, Ron Kuzma, Thomas Monahan, Sr. (arrived 7:06 pm), and Vincent Tavernite

Absent:

Also, Present: Borough Attorney Michelle Donato, Esq., Board Planner Andy Thomas Board Secretary April Claudio

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meeting Act was provided to this meeting's date, time, place and agenda was mailed to the news media, posted on the Borough bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

Ms. Donato administered the oath of office to new member Vincent Tavernite.

Public comments on items not on the agenda: None

Ms. Elder Brady asked to carry the approval of the March minutes to the next meeting because she wanted her comments regarding the storm water ordinance added.

Ms. Elder Brady and Ms. Donato discussed when the Environmental Commission reviews Board applications. Ms. Donato explained they are an advisory Board and applicants are not required to provide them information. The Environmental Commission can review applications and submit comments and concerns to the Board. The Board is not required to wait for this before hearing an application.

Council Update: Councilman Payson stated a new Fire Chief has been sworn. The Council is working on the waste water treatment plant and finalizing traffic enforcement zones. Ms. Donato will be making a presentation at the 4/20 Council meeting regarding the Mercer Corp. Park project. Mayor Fritts is working with the engineer and Environmental Commission on the storm water ordinance. He would like Ms. Donato and Ms. Thomas to compare our land use ordinances to the sustainable land use models.

Ms. Elder Brady asked about the steep slope and riparian buffer ordinance. Ms. Donato stated a stream buffer conservation zone would earn more sustainable points in NJ. Mr. Fallat pointed out there are already some steep slope areas. Ms. Donato suggested a tree removal ordinance be done at the same time as the steep slope ordinance. Mayor Fritts stated a strong shade tree ordinance was adopted last year that Ms. Donato should review. She will work with Mr. Thomas to come up with an ordinance to address streets, steep slopes, and riparian buffers for the June meeting.

Ordinance 21-03: This is the big land use ordinance the Board had drafted. Mr. Thomas stated the Council had the first reading and now it technically has to come back to the Board for review and determination of consistency with the master plan. He prepared a report and resolution to be sent to the Council.

**RESOLUTION
PLANNING BOARD OF THE BOROUGH OF ALLENTOWN
ORDINANCE 03-2021 CONSISTENCY WITH MASTER PLAN**

WHEREAS, on March 2, 2021 the Borough Council introduced on first reading Ordinance #03-2021 entitled “An Ordinance amending and combining Chapter XXVII – Land Use Procedures, Chapter XXX – Land Subdivision, Chapter XXXII – Zoning, and Chapter XXXIII – Affordable Housing Regulations, into a single Chapter with appendices known as Chapter XXVIII – Land Development Regulations of the Revised General Ordinances of the Borough of Allentown, County of Monmouth and State of New Jersey,”; and

WHEREAS, pursuant to N.J.A.C. 40:55D-26 which reads in part “prior to the adoption of a development regulation revision, or amendment thereto, the planning board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate”; and

WHEREAS, the Planning Board adopted its Master Plan on June 4, 2018; and

WHEREAS, the Master Plan included an historic preservation element of the Master Plan with the intent of proposing historic district regulations pursuant to the Municipal Land Use Law; and

WHEREAS, the Planning Board drafted Chapter XXVIII - Land Development Regulations for the Borough Council’s consideration; and

WHEREAS, during the Planning Board’s drafting of the Land Development Regulations the Board recommended to expand the number of zoning districts from those depicted on the future land use plan map of the Master Plan, and recommended revisions to the Zoning Schedule in order to maintain the prevailing pattern of historic development in the Borough; and

WHEREAS, in reviewing the underlying zoning for the historic district, the Board sought to insure that the zoning regulations encourage a comprehensive approach to historic preservation that maintains the historic patterns of development; and

WHEREAS, changes to the setbacks and other bulk restrictions that are proposed allow buildings to be upgraded and new construction to proceed consistent with the historic patterns and without the necessity of obtaining variances; and

WHEREAS, the Planning Board adopted a Reexamination Report on November 2, 2020 which provided recommendations for revisions to the Land Use Plan Element of the Master Plan and recommendations to the Land Development Regulations as described above; and

WHEREAS, T. Andrew Thomas, P.P. of Thomas Planning Associates has prepared a Consistency Report dated March 15, 2021 that reviews proposed Ordinance #03-2021 for