



TOWN OF JEROME

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Founded 1876

Incorporated 1899

General Plan Steering Committee Wednesday, February 25 2015 6:00 p.m. Jerome Fire Station, 101 Clark Street

Minutes

ITEM 1: Call to Order/Roll Call

The meeting was called to order at 6:10 by Doug Freund

Roll call was taken by Joni Savage

Members Present: Denise Guth, Jane Moore, Margie Hardie, Natalie Barlow, Suzy Mound and Doug Freund

Excused Absence: Henry Melody, Mimi Currier. Anne Gale was not present.

Staff present: Candace Gallagher, Town Manager and Joni Savage, Deputy Clerk

ITEM 2: Approve meeting minutes of September 24, 2014 and October 22, 2014

Jane Moore moved to approve the meeting minutes of September 24, 2014. Seconded by Suzy Mound. Motion carried unanimously.

Jane Moore moved to approve the minutes of October 22, 2014. Margie Hardie seconded it. Motion carried unanimously.

Jane Moore made a motion to approve the minutes of January 28, 2015 with adjustments. Margie Hardie seconded the motion. Motion carried unanimously.

Doug Freund stated that putting Natalie Barlow on the committee did not need to be an agenda item. Ms. Hardie questioned as to why not. Mr. Freund informed her that it had been presented to the Town Attorney and he was informed that it did not. Mr. Freund asked if there was a motion.

Jane Moore made a motion to put Natalie Barlow on the committee. Margie Hardie seconded it. Motion carried unanimously.

Doug Freund stated he was willing to stay in the position of Chair if there were no objections.

ITEM 3: Public Comment - There was no public comment.

ITEM 4: Continued review of Circulation Element including Changes

Ms. Hardie brought up Chapter 14 of the Town Code, which has to do with the sidewalks. She believes this information should be included in the General Plan. She spoke of itemizing everything that is wrong with sidewalks. She presented a study that had been done approximately two years ago by Rusty Blair, which has all of the infrastructure problems within the Town.

Ms. Guth asked if any of Rusty's recommendations were taken from the "University Plan?"

Ms. Hardie replied he walked around town and wrote down what he saw was wrong.

Ms. Gallagher stated she believed that this was a part of a Capital Improvement Plan. She also went on to say she believed some of the items on the list had been completed.

Ms. Hardie spoke about Chapter 12 of the Town Code and parking restrictions. She believes this is all relative to what they are doing with the General Plan.

After much discussion, as to whether or not the items should be emailed or copied; it was decided to have 9 copies made from the Town Code of Chapter 14, Streets and Sidewalks.

There was an ongoing discussion about this item being in the General Plan or the Town Code.

Ms. Moore concluded the Town Code pertaining to Streets and Sidewalks needs to be clarified and that would go into the General Plan to make it clear as to whose responsibility it would be. She went on to say when there is a new building the property owners should be required to leave the sidewalks in place. She believes that the Code, the General Plan and Zoning Ordinances needs to refer to this when someone is building.

Ms. Hardie asked about rules to keep a driveway off of the sidewalk.

Ms. Moore believes that would be the building inspector's responsibility.

Ms. Guth commented that state statutes address that, however you cannot deny access to a person's property. How they have that access might need to be defined.

Ms. Hardie thought it would be nice if the rest of the Town Code complimented the Zoning Ordinance.

Mr. Freund stated the General Plan is dealing with both the Code and the Zoning Ordinance.

The committee discussed past meetings. There was a question of the definition of infill construction. The discussion went on for some time until Ms. Mound read the definition from

“Wikipedia” stating, “Infill is the rededication of land in an urban environment, usually open space, to new construction. It also applies within an urban polity to construction on any undeveloped land that is not on the urban margin.” An ongoing discussion continued about the definition of infill for some time.

Mr. Freund suggested the committee look at the document entitled Circulation, being the most recent version.

Ms. Guth wanted to make a point about the 1981 plan, under Circulation Policy’s #8, she read, “To determine the impact of any proposed development upon the transportation system and require needed upgrading of the system to be accomplished prior to the initiation of such development.” She went on to say that this is, in her opinion, very important and should not be left out. She also believes that “impact study” should be included within the General Plan.

Ms. Moore believes this is up to the Planning and Zoning administrator and zoning department. She recalls proposals coming before the Boards in the past requiring this.

Discussion ensued about an impact study and how it should be included within the General Plan.

Ms. Hardie spoke of some developments having to put in their own infrastructure. She said it is called the Planned Area Development. She continued to say the point being is to use innovative verbiage within the General Plan so as not to have new development impact our infrastructure.

Ms. Moore said the Town did adopt a subdivision ordinance.

Ms. Hardie clarified she believes it is the ARS.

Ms. Gallagher said that we, being the Town, have a separate subdivision code ordinance.

More discussion ensued about infill and the definition of infill.

Ms. Moore believes the Circulation Policy 7 and 8 from the 1981 General Plan is worded better than 4B in the new handout. She doesn’t see anything wrong with the 1981 plan. She would like to go back to the beginning.

Mr. Freund stated the suggestion is to replace A and B under Goal 4 with Policy 7 and 8 from the 1981 plan. (Page 3 of 28) they want to remove A & B.

Ms. Guth had a question about fees and wanted clarification.

Mr. Freund read Goal 4A: “Require fees and/or actual installation or upgrading roads and intersections.” This would be requiring developers to foot the bill for improvements.

There was discussion on parking issues and how a new business would not be able to provide parking and what their options might be.

Ms. Moore explained to Ms. Guth that she had missed the meeting where they had discussed this, "waiver" was found to be illegal. "In lieu of" is not illegal.

The committee decided to go back to Mr. Sengstock's current document.

Mr. Freund asked if there were any suggestions on the first paragraph of circulation.

- Mr. Freund referred to Goal #1 and thought they should insert "year round" after convenient.
- Ms. Hardie referred to Goal #1 wants to remove "options which will enhance access," this does not seem to be necessary to her. She believes it should read, "While also providing transportation to and from regional employment opportunity, goods and services."
- Mr. Freund asked about Goal #1A.
- Ms. Moore stated she would like to replace that with the original 1981 Goal. She said it is #1 under Circulation Policy. (Mr. Freund commented it was page 37.)

There was considerable discussion about the 1981 General Plan. The committee decided they all prefer the original document. It was mentioned that they should go back to the 1981 General Plan and look at each item line by line. They continued working from Mr. Sengstocks 28 page document. After much discussion it was decided to use the opening paragraph from Mr. Sengstock's handout entitled Circulation with minor modifications to read as follows:

- The purpose of the circulation element is to provide guidelines which will be used to plan the safe, pleasant and efficient movement of people and materials within and through our Town. Although the primary mode of transportation is vehicular, pedestrian paths and corridors, as well as bicycle and equestrian paths shall be considered as parts of a complete circulation system.

Using the 1981 General Plan

Circulation Goals:

- #2 Use the old Goal, "Provide a transportation system that is safe, pleasant and enhances the quality of the community."
- # 3 from the 1981 General Plan, "Protect all areas of Jerome from objectionable impact of traffic, noise, vibration, odor and visual pollution generated by transportation systems."
- #4 is identical, no change reading. "Provide a transportation system which complements and reinforces land use planning."

Circulation Policies:

- #1 from 1981: "Implement a long-range street and walkway improvement program to provide suitable maintenance of streets, sidewalks, stairways, curbs and gutters.
- #2 from 1981: "Direct industrial and commercial traffic along routes which do not pass through residential neighborhoods."

- #3 Current with modification: "Develop an improved directional and safety sign and street-striping plan, which promotes signage that is clearly visible to all pedestrians and drivers."
- #4 from 1981: "Encourage greater pedestrian activity throughout Town, to reduce the dependency on motor vehicle transportation."
- #5 from 1981: "Improve and expand the existing pedestrian walkway system for residents and visitors."
- #6, No decision was made. However, there was a lot of discussion about enforcement.
- #7 from 1981: Require developers to provide off-street parking facilities which are sufficient to accommodate the projected parking demands generated by the proposed development.
- #8, No decision was made. At first it was stated they liked it and it would not be changed. However, they discussed this item at length and in the end, No decision was made. In the 1981 Plan it reads: "To determine the impact of any proposed development upon the transportation system and require needed upgrading of the system to be accomplished prior to initiation of such development." Ms. Gallagher added that in New Jersey any costs involved with development were always at the developer's expense.
- #9, No decision was made. A comment was made to remove this item completely. In the 1981 Plan it reads: "To promote the development of central public parking facilities which would serve the central commercial district."
Mr. Freund asked the committee if they wanted to develop new parking lot opportunities in the Town. Discussion ensued.
- #10 from 1981 with minor changes: "Encourage off-street parking in all zones of the Town."

Mr. Freund posed the question do we want to improve and expand our historic pedestrian walkway system? Followed by discussion on repairing, replacing and possibly creating new ones. The question of where, was never answered.

ITEM 5: Future Agenda Items

Mr. Freund came up with suggestions for correcting the Pedestrian Walkways section from the 1981 Plan. He passed this out for everyone to look at.

ITEM 6: ADJOURNMENT

Ms. Mound made a motion to adjourn, Ms. Moore seconded it. Motion carried unanimously.

The meeting adjourned at 8:04 p.m.

Respectfully submitted by Joni Savage on March 25, 2015.

Approved: _____ Date: 7/22/2015
 Chair 
 Attest: _____ Date: 7-22-15
 Vice Chair 