

MINUTES

BOROUGH OF NORTH HALEDON PLANNING BOARD

PLANNING BOARD REGULAR MEETING

MARCH 23, 2017 / 7:30PM

FLAG SALUTE: all rose

STATEMENT: Vice Chairman Mr. Burk read the statement

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of MARCH 23 , 2017, meeting notice was advertised in the NORTH JERSEY HERALD & NEWS and THE HAWTHORNE PRESS on January 26 ,2017 was posted on the bulletin board on the same date, and remains posted as the required notice under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.

Proper notice having been given, the Secretary is directed to include this statement in the minutes of this meeting.

ROLL CALL:

Chairman: Mr. Coscia-absent

Vice Chairman: Mr. Burk-present

Mayor George: present

Construction Official: Mr. Cheff-absent

Council Rep: Mr. Salviano-present

Attorney: Mr. Pasquale Esq.-present

Engineer: Mr. Pomante P.E.-present

Mr. Parmese:-absent

Mrs. Flach:-present

Mr. Nazare:-absent

Mr. Cammarota :-present

Alt:# 1 Miss. Basile-present

Alt: #2 Mr. Iacobelli-absent

Secretary: Mrs. Bergstrom-present

MINUTES

Approval of minutes of the February 23, 2017 regular meeting
A motion was made by Mr. Salviano and second by Mrs. Flach to approve the minutes as read. All were in favor, motion was carried.

File# 806

Minor Subdivision

Mountain Falls/ Block 31, proposed Lots 10.09 & 10.09a

Ref: Public Hearing

Letter from Boswell Engineering dated February 2, 2017

Entec Engineering dated January 26, 2017

North Haledon Fire Department dated January 2, 2017

North Haledon Police Department dated March 20, 2017

Borough of North Haledon Tax Assessors Office Dated
January 19, 2017

Mr. Pasquale stated that proper notice was given to the newspaper and residents within 200 feet, the applicant may move forward with the hearing.

Mr. Sasso came forward with his attorney Mr. Harold Cook, 886 Belmont Ave. Mr. Cook was sworn in. Mr. Cook gave a brief summary of the application presented. Mr. Cook told the board that this application is for a minor subdivision, creating a flag lot and requesting a C-2 variance.

Mr. Sasso would like to build a single family home. Mr. Cook told the board that Mr. Sasso has another development that will be coming to the board in the future and creating this subdivision would block off any traffic coming through Peters Lane. Mr. Sasso was sworn in. He resides at 75 Feldman Terrace and is in front of the board for a minor subdivision. Discussed by Mr. Cook was the property location, variances requested, square footage of new single family home to be constructed and size of homes surrounding this lot. Mr. Pomante gave a brief summary of the application presented. Discussed was the property location, variance requested, grading, drainage, utilities, height and square footage of new single family home to be constructed.

Alex Zepponi P.E. from Entec Engineering came forward, 886 Belmont Ave. Mr. Pasquale swore him in. Mr. Zepponi told the board he will be testifying as a professional engineer.

Mr. Zepponi have a brief summary of the letter dated January 26,2017 from Boswell Engineering. Discussed was the lot coverage(height, depth). The Police and Fire Department have submitted letters to the board stating no concern for this minor subdivision. Height was discussed on the home that will be built by board members. Mayor George would like the home to fit the neighborhood. Mr. Pasquale told Mr. Zepponi that the house should fit the neighborhood in size. Mr. Cook told the board that the applicant Mr. Sasso will build the house no bigger than 3000sf. The board would like roof lines to transition so the home fits into the surrounding homes. Discussion of the average height of homes in area continued along with water (well or city) , utilities including sewer connections. Concerns from board members on the height of the new home being consistent to the area homes. After discussions the applicant will scale down the home and transition the height, it will be stated in the resolution.

A motion was made by Mr. Salviano and second by Mrs. Flach to open the floor to the public on this application

Linda Zeccardo, 1003 Belmont Ave came forward. Mr. Pasquale swore her in. Linda Zeccardo would like the lot cleaned up next to her(Mr. Sasso lot). When the weather gets warmer it is full of insects. Mayor George told her this application is not for the development next to her. She will be noticed when that application comes in front of the Planning Board. Mayor George gave her a summary of the redevelopment that has been created to make Belmont Ave look better. Mayor George told her that North Jersey Trucking should move out of the are because it does not fit in like the Dialysis Center and the new townhouses which they are building now. She told the mayor that she works for North Jersey Trailer and Truck and does not want to lose her job.

Joe Colucci,1004 Belmont Ave came forward. Mr., Pasquale swore him in. His concern is the townhouses that will be built. Mr. Pasquale told

him this is not for that application. He is concerned about the traffic in and out of the development, and also the children impact. Mr. Sasso gave him a brief summary of the new development. They will be apartments (50) of them about 1000sf. They will be more for professional and elderly. Discussed by Mayor George was the redevelopment zone and density of the new units Mr. Sasso will build. When the applicant comes to the board they will have to have a traffic study and impact study with testimony.

Mr. Sasso told the board and Mr. Colucci he will be coming back to the board in a few months.

A motion was made by Mr. Salviano and second by Miss. Basile to close the floor to the public on this application.

A motion was made by Mr. Salviano and second by Mr. Cammarota to approve this application with all conditions discussed. Roll call was taken with, Mr. Salviano, Mayor George, Mrs. Flach, Mr. Cammarota, Miss. Basile and Vice Chairman Mr. Burk all voting in favor, motion was carried.

Bills: none

Correspondence : none

Privilege of the Floor

Vice Chairman Mr. Burk asks if anyone from the public wishes to be heard on any matter. Vice Chairman Mr. Burk stated no one was present to be heard

A motion was made by Mrs. Flach and second by Miss. Basile to adjourn the meeting.

Adjournment: 8:30 pm.

Respectfully Submitted,

Planning Board Secretary, Mrs. Bergstrom

Chairman, Mr. Frank M. Coscia_____

