

## MINUTES

BOROUGH OF NORTH HALEDON PLANNING BOARD  
PLANNING BOARD REGULAR MEETING JANUARY 26, 2017 / 7:50PM  
FLAG SALUTE- All rose

STATEMENT- Chairman Mr. Coscia read the statement

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of January 26, 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-present

Vice Chairman: Mr. Burk-present

Mayor George:-present

Construction Official: Mr. Cheff-present

Council Rep: Mr. Salviano-present

Attorney: Mr. Pasquale Esq.-present

Engineer: Mr. Pomante P.E.-present

Mr. Parmese:-present(arrived at 7:40pm)

Mrs. Flach:-present

Mr. Nazare:-absent

Mr. Cammarota:- present

Alt:# 1 Miss. Basile-present

Alt: #2 Mr. Iacobelli-present

Mayor Designee: Mr. Heerema- absent

Secretary: Mrs. Bergstrom-present

## MINUTES

A motion was made by Mr. Burk and second by Mrs. Flach to approve the minutes of the November 10, 2016 regular meeting. Roll call was taken with, Mr. Parmese, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Burk, Mrs. Flach, Mr. Cammarota, Miss. Basile, Mr. Iacobelli and Chairman Mr.Coscia all voting in favor, motion was carried.

A motion was made by Mr. Burk and second by Mrs. Flach to approve January 12, 2017 reorganization meeting. Roll call was taken with, Mr. Parmese, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Burk, Mrs. Flach, Mr. Cammarota, Miss. Basile, Mr. Iacobelli and Chairman: Mr.Coscia all voting in favor, motion was carried.

## File# 801

Ref: Extension of Time / Resolution to be read

Belmont Estates Urban Renewal LLC. , 944, 960,972 Belmont Ave & 40 Joan Place Block 30, Lots 13.02, 14, 15,16, 27, 27.02

Mr. Pasquale read the resolution. A Motion was made by Mayor George and second by Mr. Burk to approve the resolution as read. Roll call was take with, Mr. Parmese, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Burk, Mrs. Flach, Mr. Cammarota, Miss. Basile, all voting in favor, motion was carried. Mr. Iacobelli and Chairman Mr. Coscia abstained.

## FILE #807

Amended Site Plan/ The Learning Experience

895 Belmont Ave/ Block 31, Lot 14

Re# Public Hearing

Letter from Mr. Pomante, January 5, 2017 /8 pages

Letter from Mr. Pomante, January 16, 2017/ 9 pages

Borough of North Haledon Amended Site Plan Application

December 16, 2016 /8 pages. Includes letter dated December 4, 2016

2 pages from Jarmel Kizel / Architects & Engineering Inc

December 13, 2016 /4 pages from Jarmel Kizel Architects & Engineering Inc.

Letter from Jarmel Kizel Architects & Engineering Inc.

January 13,2017 / 3 pages

Letter from North Haledon Police Chief dated January 19, 2017

Mr. Siss the applicants attorney came forward . Mr. Pasquale stated that proper notice of publication was served. Mr. Pasquale swore in Mr. Gerard Gesario, 42 Okner Parkway Livingston New Jersey.

Mr. Gesario is currently employed as a professional engineer with Jarmel Kizel Architects and Engineering Inc. Mr. Gesario gave a brief summary of the application presented. Discussed was the building square footage, parking, playground area,(sidewalk near play area). No change to the parking in the front of the building was told to the board. The only change will be in the back of the building in the play area. The Play area will be fenced in with a PVC (6 foot) fence. No lighting changes, landscaping or drainage to the property.

Mr. Irwin Kizel came forward. Mr. Pasquale swore him in. He is currently employed at Jarmel Kizel Architects and Engineering Inc., 42 Okner Parkway Livingston New Jersey. He is a licensed architect and planner. Mr. Kizel told the board that he has designed 5 Learning Experience Child Care Center. Mr. Kizel has many years experience. A summary of the building floor plan was discussed, first floor and second. Further testimony was given on:

1. Drop off of children(173) total capacity allowed
2. Pick up of children
3. Traffic pattern
4. Hours of operation
5. Number of employees
6. Number of students
7. Classroom size
8. Bathrooms
9. Food operation
10. Indoor play area
11. Pantry area
12. Exits and doors
13. security at doors

A discussion from board members on a traffic study which was not completed. Mr. Siss told the board it was not completed because they did not feel it was needed given the design of the drop off and pick

area. Mayor George was concerned with the drop off and pick up. Discussion from board members on the traffic on Belmont Ave. Mr. Cammarota also felt that a traffic study should be done.

Mr. Siss told the board that this day care operation has worked in all the Learning Experience in the past. The applicants don't feel that there will be any parking or traffic issues. The drop off and pick up is designed to have a flow of traffic without a build up onto Belmont Ave. Mr. Iacobelli told the board that he still has to go to the County Planning Board and they might require a traffic study.

For more discussion on the traffic pattern please refer to data disk January 26, 2017 and located in the Building Department. Circulation safety is a very big concern with the board.

Discussion on the sign( wall sign) size, lighting, also a free standing sign that will be turned off by (10pm) as recommend by the Mayor George.

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

Tom Morra, 37 Peters Lane came forward. He is concerned about the noise level from the playground. He was told that a fence will be placed around play area to keep the noise down.

Mr. Bleeker, 23 Lee Drive came forward. He asked about the square footage, safety issues on the traffic pattern. Mr. Bleeker feels that a traffic study should be done. The new developments proposed ( Rainmaker) had a traffic study completed. Also he told the board that there is no left turn out of Clock Tower on Belmont Ave.

A Motion was made by Mayor George second by Mr. Burk to close the floor to the public on this application.

A Motion was made by Mayor George and second by Mr. Burk to approve this application as presented with all conditions discussed. Roll call: was taken with , Mr. Parmese, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Burk, Mrs. Flach, Miss. Basile, all voting in favor, motion was carried. Mr. Cammarota and Chairman Mr. Coscia voted no.

Bills:

Mr. Pasquale / Preparation of resolution extending approval for Belmont Ave Urban Estates 1/17/2017 \$300.00

A motion was made by Mr. Burk and second by Mr. Parmese to pay bills if and when funds are available. Roll call was taken with, Mr. Parmese, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Burk, Mrs. Flach, Mr. Cammarota, Miss. Basile, Mr. Iacobelli all voting in favor, motion was carried. Chairman Mr. Coscia abstained.

Privilege of the Floor

Chairman asks if anyone from the public wishes to be heard on any matter.

A motion was made by Mayor George and second by Mr. Salviano to open the floor to the public. Chairman Mr. Coscia stated no one was present to be heard.

A motion was made by Mayor George and second by Mrs. Flach to close the public portion of the meeting.

Mayor George told the board that Mr. Heerema will not serve as the mayors designee.

Adjournment:

Chairman Mr. Coscia declared the meeting adjourned at 10:30pm.

Respectfully Submitted,

Planning Board Secretary ,Mrs. Bergstrom

Chairman Mr. Frank M Coscia \_\_\_\_\_

