

MINUTES

BOROUGH OF NORTH HALEDON PLANNING BOARD

PLANNING BOARD REGULAR MEETING FEBRUARY 22, 2018/ 7:30PM

FLAG SALUTE: All rose for flag salute.

STATEMENT: Chairman Mr. Coscia read the statement.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This Regular Meeting of February 22, 2018 Meeting Notice was advertised in the NORTH JERSEY HERALD & NEWS and THE HAWTHORNE PRESS on January 18, 2018, 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 for inspection.

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

ROLL CALL:

Chairman: Mr. Coscia-present

Vice Chairman: Mr.Parmese-present

Construction Official: Mr. Cheff-present

Mayor George:present

Council Rep: Mr. Salviano-present

Attorney: Mr. Pasquale, Esq.-present

Engineer: Mr. Pomante, P.E.-present

Mr. Nazare:-absent

Mrs. Flach:-present

Mr. Cammarota:-present

Mr. Iacobelli:-absent

Alt- 1 Mr. Nye:-present

Alt- 2 Mr. Winkler:-present

Secretary: Mrs. Bergstrom-present

Approval of the Minutes

Approval of the January 25,2018 Regular Meeting minutes will be carried to the next meeting .

File# 811

Re# Resolution to be read

North Haledon Fire Department

586 High Mountain Road/ Block 35, Lot 2&3

The Board discussed the parking conditions in the drafted resolution. Mayor George would like to see 36 spaces as a part of the conditions. Entrances and exits were discussed on the Municipal lot.

A motion was made by Mr. Winkler and seconded by Mr. Parmese to approve this resolution as discussed.

Roll call was taken with , Mr. Cheff, Mr. Salviano, Mayor George,

Mr. Parmese, Mrs. Flach, Mr. Cammarota, Mr. Winkler and Chairman

Mr. Coscia all voting in favor ,motion was carried. Mr. Nye abstained.

File #809

Ref: Public Hearing

Single Family Site Plan Review

348 Saw Mill Road/ Joseph Vincent Conforti /84 Walray Avenue

Block 66.05, Lot 15.01

Letter from Boswell Engineering dated January 4, 2018 /4 pages

Plot Plan for Property at 348 Saw Mill Road dated December 1,2017 prepared by Mr. Rigg/ Rigg Associates,P.A.

Topographic Survey dated December 1, 2017 for Property at 348 Saw Mill Road prepared by Bruce Rigg, P.E. , L.S.

Mayor George stepped off the dais at 8:25p.m. for this application.

Mr. Monaghan the applicants Attorney came forward . Mr. Pasquale stated that adequate notice was published and served. Attorney

Mr. Monaghan gave a brief summary of the application presented for a single family site plan review. The applicant came in front of the Board for a preliminary approval for a two-lot subdivision. The Planning Board adopted the resolution in June 22, of 2017. The final major subdivision approval was granted at the November 9,2017 meeting. The conditions of the approval was for the applicant to come back to

the Board for site plan review. The applicant would like to construct a new single family home and has completed a soil movement application. The applicant's engineer came forward. Mr. Pasquale swore him in. Mr. Bruce Rigg, P.E.,L.S., 1000 Maple Ave, Glen Rock New Jersey. He will testifying a professional Engineer. The applicant would like to build a new single family home with no variances and a full grading plan was submitted. Soil movement will stay on the site with no removal. An application was submitted for the Edson Place site where a single family home has been proposed, that application has not been in front of the Board yet. The resolution required them to come back to the Board for approval. The applicant requested along with Board Engineer for them not to come back to the Board for the site plan review . Mr. Cammarota discussed the option of them not having to come back for the next house to be built with Construction Official Mr. Cheff and the Board Engineer .

The Construction Official and Board Engineer felt comfortable not having them come back to the Board. Mrs. Flach asked what size home will be built and if it would fit the neighborhood. The house will fit the neighborhood with a size of about 2400 square feet.

A motion was made by Mr. Flach and seconded by Mr. Cammarota to open the floor to the public on this application.

Mr. Sasso came forward,74 Feldman Terrace. Mr.Sasso is very happy with this application and the house will fit nicely in the neighborhood .

A motion was made by Mrs. Flach and seconded by Mr. Cammarota to close the floor to the public.

A motion was made by Mr. Winkler and seconded by Mr. Parmese to approve this application for site plan approval, soil movement and the applicant is not required to return for the property on Edson Place and allow the Board Engineer to review the plan.

Roll call was taken with , Mr. Cheff, Mr. Salviano, Mr. Parmese, Mrs. Flach, Mr. Cammarota, Mr. Winkler, Mr. Nye and Chairman Mr. Coscia all voting in favor ,motion was carried.

Correspondence

Letter from Harold Cook,III Esquire And Associates Dated February 14, 2018 (1) page

Re# Mountain Falls/Belmont Group

Lot 10.04, Block 31

Belmont Avenue, North Haledon, New Jersey

Mr. Pasquale told the board the he has been in touch with Attorney Mr. Cook and the application is not administratively complete.

A Letter from Attorney Mr. Segreto dated February 20,2018 addressed to Mayor and Council . The Board members all had a copy of the letter for review.

Privilege of the Floor

A motion was made by Mrs. Flach and seconded by Mr. Winkler to open the floor to the public.

Mr. Sasso came forward,74 Feldman Terrace. He had a letter that was addressed to the Board and five agencies dated January 5,2018 for Stormwater Management Report and site plan in reference to Belmont Estates Townhouses. The Board Engineer told Mr. Sasso that the Board has not received that letter and it only went

to him. The letter was in reference to a drainage and utility easement. The Planning Board secretary told Mr. Sasso she does not have a site plan or letter and nothing was submitted to her.

A motion was made by Mrs. Flach and seconded by Mr. Cammarota to close the floor to the public.

Bills- none

Mayor George returned to the dais at 8:50 p.m.

Chairman Mr. Coscia told the Board that the annual budget has been addressed for 2018 and nothing was added. Mr. Pasquale recommend to purchase the Zoning and Land Use book for members. Mayor George felt also it was a good idea for all members to have the book.

Adjournment: 9:00p.m.

A motion was made by Mrs. Flach and seconded by Mr. Cammarota to adjourn the Meeting. All were in favor, motion was carried.

Respectfully submitted.

Planning Board secretary, Mrs. Bergstrom

Chairman Mr. F. M. Coscia_____