

Minutes

Borough of North Haledon Planning Board

Planning Board Regular Meeting January 25, 2018/ 7:30 p.m.

Flag salute: All rose for the flag salute.

Statement : Chairman. Coscia read the statement.

This Meeting is called pursuant to the provisions of the Open Public Meetings Law. This Regular Meeting of January 25, 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:-present

Alt- 1 Mr. Nye:-absent

Alt- 2 Mr. Winkler:-present

Secretary: Mrs. Bergstrom-present

Approval of the Minutes

Approval of the December 14, 2017 Minutes

A Motion was made by Mrs. Flach and seconded by Mr. Cammarota to approve the Minutes of the December 14, 2017 Regular Meeting. 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. Iacobelli abstained.

Approval of the January 11, 2018 Reorganization Minutes

A Motion was made by Mr. Iacobelli and seconded by Mr. Parmese to approve the Minutes of the January 11, 2018 regular meeting. Roll call was taken with, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Parmese, Mrs. Flach, Mr. Cammarota, Mr. Iacobelli, Mr. Winkler and Chairman Mr. Coscia all voting in favor, and the Motion was carried.

File# 811

Re# Public Hearing

Borough of North Haledon & North Haledon Fire Department

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

Mr. Pomante told the Board that he will be stepping down from this application and Mr. Bruce Rigg, P.E. of Rigg Associates of GlenRock will take his place for this application.

Attorney Robert, LaSalle came of, 999 McBride Avenue Woodland Park, New Jersey.

Mr. Lasalle is representing the applicant The North Haledon Fire Department Incorporated.

Also, Attorney John Segreto came forward and he advised he is representing North Haledon Fire Company #1 Incorporated as an objector to this application.

Memo from Mr. Pasquale, dated January 15, 2018 / 2 pages

Ref# North Haledon Fire Department

Mr. Pasquale gave a brief summary of his letter dated January 15, 2018. The letter indicated that in his opinion it was a minor subdivision. According to Mr. Pasquale the Municipal Land Use Law requires certain criteria to make it a minor or major. The application presented has the criteria to make it a minor subdivision as the letter indicated along with the Borough's Ordinance .

Chairman Mr. Coscia clarified the name of the Firehouse with Mr. LaSalle. According to Mr. LaSalle, the applicant's correct name is The North Haledon Fire Department Incorporated. Mr. Pasquale stated that proper notice was served . In addition, Mr. Pasquale stated that he reviewed the notices, that they were in order and ,therefore, the board could proceed with the hearing. Chairman Mr. Coscia reviewed the letters received below on this application.

Minor Subdivision Plan dated August 9, 2017 and revised December 8, 2017 prepared by Frank M. Krupinski, PLS of Boswell Engineering Inc.

Addition and Alterations to Fire House #2, 568 High Mountain Road dated 12/14/2015, revised to 11/17/2017 & 11/18/2017 , prepared by Albert F. Zaccone, AIA PP CID.

Minor Subdivision and Site Plan, Lots 2 &3 in Block 35, Borough of North Haledon dated 9/25/2017, revised November 20, 2017, sheets 1-3 as prepared by Alex J. Zepponie, P.E. of Entech Engineering And

Technical Resources Inc. / received on December 4, 2017.

Site Plan, Lots 2 &3 in Block 35, Borough of North Haledon dated 9/25/2017, revised to December 4,2017, Sheet 1 of 3 as prepared by Alex J. Zepponie P.E. of Entech Engineering and Technical Resources received on December 6, 2017.

Response Letter from Alex Zepponie, P.E.,P.P., of Entech Engineering dated November 30 , 2017, consisting of 4 pages.

Attorney Mr. Segreto stated that he had a jurisdictional issue with the application. In particular, Mr. Segreto claimed that the rental hall is not permitted use in the residential and commercial zones. Also the Firehouse has a parking issue and seeks to eliminate parking spaces.

Mr. Pasquale stated that the rental hall is not changing and the use of the property is remaining the same. The municipal parking is shrinking; it does not make it a Zoning Board application. Significantly there is no intensification change in the nonconforming use. Mr. Segreto disagreed with Mr. Pasquale's opinion.

Chief A.J. Riccardi came forward. He was sworn in. Chief Riccardi resides at 12 Rosslee Ave, North Haledon, New Jersey. He told the Board that he has been a Borough of North Haledon volunteer firefighter for 33 years, a member of the Paterson Fire Department for 20 years and currently he is a Battalion Chief. He testified as an expert witness in the field of firematics. Mr. Riccardi told the Board that the applicant needed this expansion for the new fire truck they will be getting. The apparatus they have currently is 38 years old and does not meet the current needs of the borough. The purchase of the new truck will do the job of three trucks, it will also have a pumper and that is needed where some areas do not have fire hydrants. ISO recommends a central location and have only one firehouse and keeping all apparatus together. An Emergency Operations Center would be located in the addition. Mr. Riccardi told the board that the Firehouse centrally located will serve the entire borough with easy access for all the members.

Testimony : Mr. Segreto came forward. He asked Mr. Riccardi if the new fire truck will fit in the existing firehouse. Mr. Riccardi told him it will not. Discussed was the two firehouses that existed for many years. Discussions about the Firehouse on Belmont Ave that closed. Mr. Riccardi stated that all fire apparatuses needs to be in Firehouse. In 2010 a report from the ISO recommends there should only be one Firehouse keeping all the apparatus together. Mr. Pasquale told the board that this application is not about the closed Firehouse on Belmont Ave. The Planning Board does not have any jurisdiction over the closing of the Firehouse on Belmont Ave. Chairman Mr. Coscia told Mr. Segreto that this application is for the North Haledon Fire Company on High Mountain Road.

Mr. Segreto asked where the money is coming from for the addition. Mr. Riccardi told Mr. Segreto that the borough offered(100,000)one hundred thousand dollars. Some donations have been made and not sure about the total cost yet and they are still getting estimates. Discussion on the Emergency Operations Center in the new addition. The architect will discuss the location. Mr. Segreto continued questions on the work on the property. A telephone pole was moved. Mr. Riccardi did not know who requested it. Also, the explanation of the curb cut on the property. Mr. Riccardi did not have an answer on who requested and did the work. Asked was work to the chimney. A chimney was removed at the rear of the Firehouse and a new heating system was installed. Mayor George asked if Fire Company #1 purchased a fire truck that did not fit in the Firehouse. Mr. Riccardi said yes. Also the mayor asked if Fire Company#1 asked if they can purchase a tent to keep the truck under for a year? Mr. Riccardi said yes.

Mr. Coscia opened the public portion for questions for Mr. Riccardi.

Mr. Barr, 32 Laurie Drive came forward. The question asked was who signature is in the applications? The signatures are of Mr. Lasalle and Mr. Schott.

Mr. Barr wanted to know who decided to make an application and to buy the apparatus? Mr. Riccardi told Mr. Barr that a committee and the Fire Department along with the Mayor and

Council make decisions. Was the NFPA contacted on the recommendation of the firehouse central location? Mr. Riccardi did not contact them.

Mr. Bleeker came forward. Discussion on whether or not Mr. Bleeker can speak and if he is represented by Mr. Segreto. Mr. Bleeker will not be speaking at this time.

Mr. Wisse , 220 Sicomac came forward. He wanted to know about parking spaces. He was told to speak to the architect.

Mr. Wolfe, 179 Degray Street came forward. He wanted to know if the ISO recommended if there should be only one Firehouse? If the board reviewed that report? Also did anyone consult NFPA? Mr. Riccardi said no on all questions. Was the DCA contacted? Answer was no. Mr. Wolfe wanted to know why the town is buying equipment that does not fit in the Firehouse. Mr. Riccardi said the fire truck will do triple duty and will satisfy the requirements of the ISO. Does the firehouse have enough day and night time help? Mr. Riccardi said yes. Did you purchase the fire truck? Ajay, has been purchased already.

Mr. Barr 32 Laurie Drive came forward. What function does the apparatus have? Mr. Riccardi said firefighting and rescue.

Dennis Marco, 57 Hunter Road South came forward . Was the truck purchased? What is the delivery date? Mr. Riccardi yes it was purchased and April or May 2018 delivery. Where will it be stored? Mr. Riccardi said it will be stored in the Firehouse. Mr. Marco, the cost of \$100,000 and no paperwork on the funds from the borough? Mr. Riccardi said they will be taking a mortgage out.

Mr. Segreto : What is the plan if the board denies the application? What are you going to do with the fire truck? Mr. Riccardi said he will apply again to the board. Mr. Segreto would like to know where it would be stored? Mr. Riccardi does not know where it will be stored yet. Mr. Segreto told the board that the mayor and council in November 2017 said that the Firehouse will be coming to the Planning Board and was going to be approved. Mr. Segreto said it was in the minutes. Mayor George said it was not true and it was discussed at the Reorganization meeting in January 2018.

Mr. Segretto asked has the Fire Department applied for financing?Mr. Riccardi said yes

Public portion was closed for questions to Mr. Riccardi.

Mr. Zepponi of Entec, 886 Belmont Ave, North Haledon , Professional Engineer and Planner for the State of Jersey. His qualifications were accepted as Professional Engineer and Planner with the board.

Discussed was the application presented. Mr. Zepponi testified as to variance associated with this application. Discussions on the lot size, municipal parking lot, setbacks, building coverage, handicap parking. Mr. Zepponi testified that the Firehouse addition meets the need of the town. Mr. Segreto asked about the hall rental. Mr. Zepponi told him that the hall rental will not change with this addition. A 15 foot wide swath of land will be transferred to the fire department. Mr. Zepponi believed that the fire department may have owned both lots in the past

but deemed a portion to the Borough for development of the municipal parking. Mr. Rigg (Engineer) was sworn in by Mr. Pasquale, no objections were made. Mr. Rigg gave a summary of the application. He discussed all the variances associated with this application. Lot area, lot width, driveway width, rear yard setback, building coverage, buffer with residential uses, access to rear yard. Parking was discussed for the Firehouse and municipal lot. New stripping would give maybe a few more parking spaces if needed. Mayor George would like to see if this application was approved. He would like to maximize parking. Mr. LaSalle asked Mr. Zepponi about positive criteria with this application.

Mr. Zepponi told the board that this application will improve the service for the fire department and protect community. He said that the firehouse is an inherently beneficial usage that the new and improved fire apparatus will meet the needs of the town. No complaints from the neighbors, no minor changes. All existing and all minor changes and have no impact in the business section and parking is good. Mr. Rigg briefly went over the letter addressed to the board dated December 8, 2017. Soil movement was submitted with this application.

Mr. Segreto came forward. He cross examined Mr. Zepponi. Questions about the conditions on lot 2. He asked about the hall rental. Is it a permitted use? Mr. Zepponi said it was a permitted use in a b-2 zone and a common customary use in that zone. Asked was the capacity of the rental hall. Mr. Zepponi did not know the answer and Mr. LaSalle objected that question. Mr. Zepponi said no to the question. Mr. Segreto said they will be losing 9 spaces. Mr. Segreto wanted to know why he did not show more parking. Mr. Zepponi felt it was not needed with the parking they have now. Discussion on the parking continued on the elimination of parking for the fire department. Handicap parking questions were asked along with the dumpster relocation. Mr. Zepponi said it was not a problem to relocate the dumpster. Closing the curb cut was discussed on the municipal parking (High Mountain Road and Rothesy Ave. The borough engineer will work with the curb cut to get additional parking. More questions were asked on new parking spaces and replacing the planter. Questions on the addition and why the building can't be moved forward. Mr. Zepponi said it was an architect question.

Mr. LaSalle asked if an addition that was added. Mr. Zepponi stated that he knows nothing about the addition years ago. He told the board that he was hired to do the new work for this addition and was not for the previously approved addition and whether it was approved or not. A question on the hall rental and accessory uses. The ordinance was discussed and read. Mr. Zepponi said it was a customary use. The parking criteria was discussed. Mr. Zepponi does not know the occupancy of the hall. Variance question was asked and discussed.

Mr. Zaccone came forward, Mr. Pasquale swore him in. He lives at 6 Casson Lane. He will testify as an architect as an expert. He gave a brief summary of the application presented for the addition. The addition is set back slightly to avoid conflict with the electrical service coming into the building. The lower addition will be used as a fire engine bay. Also an Emergency Operations Center and Emergency Supply storage. Drainage was addressed and a planted rain garden area for runoff of water. No drainage will affect the ADA requirements. Mr. Rigg would like to see

more information on the storm water, slope area, and lighting. Also Mr. Rigg would like to have full complete title search on both properties.

Mr. Segreto asked question on the discharge of water and the landscaping beds. Mr. Zaccone discussed the run off of water on the new addition and the capturing of the run off of the water in the landscaping beds. Mr. Segreto would like to see the addition moved closer and the electric service being moved. More discussion on the plan, the rental hall and size of hall. Mr. Zaccone does not know the size of the hall or seating capacity. Windows being eliminated was asked and that was correct. Exit signs total was asked, the answer was (3) three.

Mr. Barr came forward, 31 Laurie Drive. He asked what is the square footage of the new roof? Mr. Zaccone answer was about 1000sf. What kind of roof will they be using? A shed roof and gable was the answer. What size is the water garden size and what will be in it? The water garden will be about 400 sf. The water garden will go by county and state regulations. Drainage also was discussed on the capturing of the water from the rain garden. Mr. Zaccone said it was not needed by the county. The landscaping will improve the conditions and nothing is there now.

Mr. Segreto asked his witness Mr. Bleeker to come forward. Mr. Pasquale swore him in. He lives at 23 Lee Drive. Mr. Bleeker is vice president of North Haledon Fire Company #1 Incorporated. Mr. Segreto asked if the new fire truck would fit in the Fire Company #1.

Mr. Bleeker said yes it would fit. The mayor stated that a the fire truck that was purchased and went under a tent. Mr. Bleeker told the board that the truck they bought did not fit because the construction of the new Firehouse was not complete. He told the board they came in front of the Planning board for approval before the fire truck was purchased. Mr. Bleeker feels that the mayor and council rep is a conflict of issue on this application. Mr. Bleeker feels the application was pre determined before it came to the board.

Mayor George told Mr. Bleeker if the Planning Board feels it is a conflict of issue they will not vote. Mr. Pasquale feels there is no conflict of issue. The board was asked if they had any questions on the comments. No one from the board had a problem with them voting on this application.

Mr. Barr came forward, 31 Laurie Drive. He feels that the board is afraid of the mayor and he has a problem with the fire company that closed. He told the board that Paterson has two trucks come to North Haledon and help.

Mayor George stated that he has a responsibility to the residents of the town to make sure they are safe. Mayor George was offended that the comments made by Mr. Barr about the mayor having a influence to the Planning Board decisions.

Only one person showed up. Mr. Coscia from 152 Tambour Drive.

Mr. Bleeker made a comment it was all lies that the mayor said about the tent and he will address it at mayor and council meeting.

A motion was made by Mr. Cammarota and seconded by Mr. Cheff to approve this application as presented. Roll call was taken with, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Parmese, Mrs. Flach, Mr. Cammarota, Mr. Iacobelli, Mr. Winkler and Chairman Mr. Coscia all voting in favor, motion was carried.

Bills- none

Correspondence -none

Privilege of the Floor

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

A Motion was made by Mr. Iacobelli and seconded by Mrs. Flach 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 floor to the public. All were in favor, motion was carried.

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

Adjournment: 12:10 a.m

Respectfully submitted,
Planning Board Secretary, Mrs. Bergstrom

Chairman Mr. F. M. Coscia_____