

## North Haledon Planning Board Minutes

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

Flag Salute: All rose for the 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 October 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-absent

Mayor George:-present

Council Rep: Mr. Salviano: -present

Attorney: Mr. Pasquale, Esq.-present

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

Mr. Nazare:-present

Mrs. Flach:-absent

Mr. Cammarota:-present

Mr. Iacobelli:-absent

Alt- 1 Mr. Nye:-absent

Alt- 2 Mr. Winkler:-present

Secretary: Mrs. Bergstrom-present

### Approval of the Minutes

Approval of the September 27, 2018 Regular Meeting Minutes

A Motion was made by Mr. Winker and seconded by Mr. Nazare to approve the minutes of the September 27, 2018 minutes as read. Roll call was taken with, Mr. Nazare, Mr. Salviano, Mayor George, Mr. Parmese, Mr. Cammarota , Mr. Winkler and Chairman Mr. Coscia all voting in favor, motion was carried.

Mayor George stepped of the dais at 7:40p.m.

File: 4-2018- Amended Site Plan

Joseph Conforti- Block 66.05 lot-15.01/ 348 Saw Mill Road

Public Hearing/ Notice required

Survey of Property at 348 Saw Mill Road dated 8/7/2018-1 page

Prepared by Rigg Associates, P.A.

Letter from Boswell Engineering dated September 13, 2018/2 pages

Mr. Pasquale stated that the legal notice was published and served.

Mr. Pomante gave a brief summary of the application presented. The applicant has a encroachment on the front yard set back from the original site plan that was approved March 22,2018 for preliminary and final approval for a two-lot major subdivision. The house is currently under construction to build a single family home. This amendment is for the front porch located on the home. The porch is covered and supported by piers with electric already completed.

Mr. Monaghan came forward the applicants attorney. Mr. Monaghan told the board that the encroachment is minor . The applicant went to Mr. Pomante and discussed the encroachment and would not benefit it being removed at this point because it fits the home style and is very minor.

The applicant came forward Mr. Conforti / 99 East 7th Street Clifton.

Mr. Pasquale swore him in. Mr. Conforti told the board that he made a mistake and gave his contractor the wrong plan. The plan that was given to the mason was a plan from two years ago when he was deciding on what kind of house will be built. Mr. Conforti would like to keep the front porch. Already installed is electric to the porch with fans and high hats. Mr. Conforti used the wrong plans and did not realize that until Mr. Bruce Rigg,P.E.,L.S., told him because he prepared the foundation survey. Mr. Rigg and Mr. Pomante met with Mr. Conforti on site to discuss the porch.

Motion to open the floor on this application.

Motion was made by Mr. Nazare seconded by Mr. Cammarota to open the floor to the public . Chairman Mr. Coscia stated no one was present to be heard.

A motion was made by Mr. Winkler and seconded by Mr. Parmese close the floor to the public on this application .

A motion was made by Mr. Nazare and seconded by Mr. Winkler to approve this application for a variance for the amended site plan to allow for an encroachment into the front yard setback line which would be 38.2feet from where for 40 feet is required.

Roll call was take with ,Mr. Nazare, Mr. Salviano, Mr. Parmese, Mr. Cammarota, Mr. Winkler and Chairman Mr. Coscia all voting in favor, motion was carried.

Mayor George returned at 8:00pm.

**\*File#810 –**

Mountain Falls Development  
The Belmont Group, LLC  
Belmont Avenue/ Block 31, Lot, 10.04  
Mountain Falls Development  
The Belmont Group, LLC

Continuation of hearing, no new notice is required. \*

\*New letter from Entec Engineering and Technical Resources, Inc dated October\*  
15,2018

\* New plan dated 10/12/2018 – 1 page / development site Plan (Alternative  
Grading no walls)\*

Previous submission:

Letter from Boswell Engineering dated May, 18, 2018

Ref: Mountain Falls Development / 1 page

Letter from Boswell Engineering dated October 9, 2017/11 pages Borough of  
North Haledon Resolution #126-2017 designating redeveloper and authorizing  
redevelopment agreement to the Belmont Group, LLC dated June, 21, 2017

Letter from Entec Engineering Alex J. Zeponi, P.E.,P.P., to Joseph Sasso dated  
June 20,2017

Stonefield Engineering & Design/ June 14, 2018/14 pages

Letter from Boswell Engineering dated June 25, 2018/ 3 pages

\*\*\*New Submissions\*\*\*

Mr. Zaccone, AIA PP CID plan dated 7/20/2018/ 2 pages

Entec Engineering & Technical Resources dated 7/20/2018 / 1 page

Entec Engineering & Technical Resources dated 9/28/2017 /8 pages

Boswell Engineering letter dated July 23, 2018

Mr. Pasquale gave a update on the application. Mr. Cheff the Construction Official noticed the plan submitted by the applicant indicated 28 townhomes and requested a variance. The Redevelopment Zone does not allow just townhomes. The Planning board cannot grant a use variance and the Redevelopment Zone does not permit it. Mr. Cook the applicants attorney would like to carry this application to the November meeting. Documentation was still being reviewed by Mr. Cook. The applicant would like to revise the plan to reflect the Redevelopment Zone ordinance.

A motion was made by Mr. Nazare and seconded by Mr. Winkler to carry this application to the November regular meeting. All were in favor ,motion was carried.

Correspondence- Letter from Mike Pasquale, ESQ. Dated October 1, 2018  
Ref: North Haledon Fire Department/ Information only.

Planning Board Dates For The 2019 Calendar Year

Jan-10-2019 Re-Org and Work Session - Reg-January 24,2019  
Feb- 14-2019 Work Session – Reg-February 28, 2019  
March-14-2019 Work Session- Reg-March -28, 2019  
April-11-2019 Work Session- Reg- April-25, 2019  
May -9-2019 Work Session- Reg-May 23, 2019  
June -13-2019 Work Session-Reg- June27, 2019  
July-11-2019 Work Session0 Reg-July 25, 2019  
August -8-2019 Work Session Reg-August 22, 2019  
September -12-2019 Work Session Reg-September 26, 2019  
October 10-2019 Work Session Reg- October 24, 2019  
November 14,2019 Work Session and Regular Meeting  
December 12,2019 Work Session and Regular Meeting

Motion by Mr. Winkler and seconded by Mr. Cammarota to approve the meeting dates for 2019 calendar year. All were in favor , motion was carried.

Privilege of the Floor

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

A Motion was made by Mr. Parmese and seconded by Mr. Cammarota to open the floor to the public.

Chairman Mr. Coscia stated on one was present.

A motion was made by Mr. Nazare and seconded by Mr. Winkler to close the floor to the public. All were in favor, motion was carried.

A motion was made by Mr. Winkler and seconded by Mr. Cammarota to adjourn the meeting. All were in favor, motion was carried.

Adjournment: 8:05 p.m.

Respectfully Submitted,

Planning Board Secretary, Mrs. Bergstrom

Planning Board Chairman, Mr.F.M. Coscia\_\_\_\_\_