

MINUTES

BOROUGH OF NORTH HALEDON PLANNING BOARD

PLANNING BOARD REGULAR MEETING

APRIL 27, 2017 / 7:30PM

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 meeting of April 27, 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: absent

Construction Official: Mr. Cheff-present

Council Rep: Mr. Salviano-present

Attorney: Mr. Pasquale Esq.-present

Engineer: Mr. Pomante P.E.-present

Mr. Parmese:-arrived at 7:40pm.

Mrs. Flach:-present

Mr. Nazare:-present

Mr. Cammarota:-absent

Alt:# 1 Miss. Basile-present

Alt: #2 Mr. Iacobelli-present

Secretary: Mrs. Bergstrom-present

MINUTES

Approval of minutes of the March 23, 2017 regular meeting.

A motion was made by Mr. Burk and second by Miss. Basile to approve the minutes of the March 23, 2017 minutes as read.

Roll call was taken with, Mr. Cheff, Mr. Salviano, Mr. Burk, Mrs. Flach, Miss. Basile and Chairman Mr. Coscia all voting in favor, Motion was carried. Mr. Nazare and Mr. Iacobelli abstained.

File# 806

Minor Subdivision

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

Ref: Resolution to be read.

A motion was made by Mr. Burk and second by Mr. Salviano to approve the resolution as read with a correction to be made in the second paragraph with a spelling error on page one for Mr. Zapponi , P.E. .

Roll call was taken with, Mr. Parmese, Mr. Cheff, Mr. Salviano, Mr. Burk, Mrs. Flach, Miss. Basile all voting in favor, motion was carried. Mr. Nazare, Mr. Iacobelli and Chairman Mr. Coscia abstained.

File#809

Joseph & Frank Conforti

Re: Public Hearing

Preliminary Major subdivision/ 348 Saw Mill Road/ Block 66.5 Lot15
Boswell Engineering letter dated March 28, 2017

Borough of North Haledon Chief of Police letter dated April 24, 2017

Correspondence letter from Jackie R. Feldman dated April 18, 2017

North Haledon Fire Chief letter dated April 24, 2017

Mr. Pasquale stated proper notice has been served.

Mr. Monaghan came forward the applicants attorney, 344 Lafayette Ave, Hawthorne. Mr. Monaghan gave a brief summary of the application presented. The applicant is proposing a two lot subdivision and requesting 3 variances.

Mr. Conforti came forward. Mr. Pasquale swore in Mr. Conforti who resides at 84 Walray Ave.

Mr. Conforti told the board his plans for this preliminary major subdivision. He would like to build a single family home on each of

the lots. The square footage will be around 3200 & 3500sf. The existing house on the property will be demolished. Mrs. Flach asked about the storm water management in reference to the letter the board received from Mrs. Feldman.

Mr. Pomante told the board that the applicant would have to come back to the board for site plan approval.

Mr. Pomante reviewed his letter dated March 28, 2017. Discussed was drainage, grading, seepage pits and waivers that the applicant is requesting.

Mr. Rigg came forward the applicants engineer, 1000 Maple Ave, Glenrock . He will be testifying as a expert engineer and planner. Discussed was the property location, existing dwelling, trees on the site, subdivision layout, grading, storm water management and driveway location. Discussed also was sewer connections and a new well. Mr. Rigg gave the board pictures of the adjoining properties along with a tax map and a picture of a retaining wall that is on the property line.

The letter from the Police Chief along with the Fire Chief letter was discussed with no concerns. Also the letter from Mrs. Feldman was discussed . The board discussed water runoff in reference to her letter. Mr. Rigg told the board that and the proposed site plan shows more water to be collected with this new subdivision.

A motion was made by Mr. Salviano and second by Miss. Basile to open the floor to the public.

Chairman Mr. Coscia stated no none was present to be heard.

A motion was made by Mr. Iacobelli to close the public portion of the meeting.

A motion was made by Mr. Burk and second by Mr. Iacobelli to approve this application as presented . Roll call was taken with, Mr. Parmese, Mr. Cheff, Mr. Salviano, Mr. Burk, Mrs. Flach, Mr. Nazare, Miss. Basile, Mr. Iacobelli and Chairman Mr. Coscia all voting in favor, motion was carried.

Bills: Hawthorne Press legal notice, February 23,2017, Learning Experience resolution/ 895 Belmont Ave \$14.04

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

Correspondence : none

Privilege of the Floor

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

A Motion was made by Mr. Burk by second 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 Mr. Nazare and second by Mr. Burk to close the floor to the public.

A motion was made by Mrs. Flach and second by Mr. Burk to adjourn the meeting.

Adjournment: 8:35pm.

Respectfully Submitted,

Planning Board Secretary, Mrs. Bergstrom

Chairman , Mr. Frank M. Coscia_____

