

## MINUTES

Planning Board Regular Meeting August 23, 2018/ 7:40p.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 August 23, 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.-absent

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

Mr. Nazare:-present

Mrs. Flach:-present

Mr. Cammarota:-absent

Mr. Iacobelli:-present

Alt- 1 Mr. Nye:-absent

Alt- 2 Mr. Winkler:-present

Secretary: Mrs. Bergstrom-present

### Approval of the Minutes

A motion was made by Mrs. Flach and seconded by Mr.Salviano to approve the minutes as read. Roll call was taken with, Mr. Nazare, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Parmese, Mrs.Flach, Mr. Winkler and Chairman Mr. Coscia all voting in favor, motion was carried. Mr. Iacobelli abstained.

Chairman Mr. Coscia stated no new plans were received on this application  
File#810\* No new submission was received \*  
Mountain Falls Development  
The Belmont Group, LLC  
Belmont Avenue/ Block 31, Lot,10.04  
Preliminary Major Site Plan Approval  
Re: Public Hearing Continuation/ \*No new notice is required\*  
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. Zepponi, 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

Bills - none

### Public Hearing

Subject: Master Plan Amendment / 7 pages  
Dated July 20,2018

Prepared for: The Borough of North Haledon

Prepared by : Kauker & Kauker , LLC / Town Planning and Development  
Consultants/356 Franklin Avenue, Wyckoff, New Jersey

Planning Board Secretary stated for the record that proper notice was served to the newspaper . Mr. Kauker , Town Planner came forward. Mr. Kauker gave a brief summary of the Master Plan Amendment dated July 20,2018 . The amendment would incorporate the inclusion of a four story residential structures into chapter III Land Use plan section of the Master Plan. The amendment called for a increase in the allowed building height from 43 feet and 3 stories to 49 feet in 4 story

structures. The result of this change would decrease in the number of residential structures to be built on twenty plus acre site. The zone change would only effect properties that meet the requirements of the Redevelopment Zone . Discussions on slopes and spot zoning. The board discussed the acreage amount and would recommend it to be to be 15 acres and not 20 acres. Mr. Kauker will make the revision on the acreage . Mr. Kauker will make the change to the Master Plan recommendation as follows:

This was read into the record by Mr. Kauker.

The 2004 Master Plan shall be amended to provide for a maximum of four(4) stories residential structures which shall not to exceed 49 feet in height and a minimum site area of 15 acres.

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

Mrs. Conti,1116 Belmont Ave came forward and asked if the notice that was published in the newspaper was still good due to the change the board is making tonight. Chairman Mr. Coscia told her that the board may make this change during the hearing and no new notice was required.

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

Discussions from board members on the redelvelopment area and other properties in North Haledon that may meet the requirements of this amendment change. No other properties would meet the amendment requirement.

Chairman Mr. Coscia opened the floor to the public again on this public hearing.

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

Mr. Sasso , 75 Feldman Terrace came forward. Mr. Sasso told the board that the Redevelopment plan includes rentals and wanted the board to know that.

Barbra Conti,1116 Belmont Ave came forward. Mrs. Conti wanted to know if the application on Belmont Ave will be rentals or for sale. Mayor George told her until application is presented we do not know what they will be. Mrs. Conti has a concern about all the rentals coming into the town.

A Motion was made by Mr. Parmese seconded by Mr. Salviano to approve this change as discussed. The 2004 Master Plan shall be amended to provide for a maximum of four(4) stories residential structures which shall not to exceed 49 feet in height and a minimum site area of 15 acres.

Roll call was taken with, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Parmese, Mr. Iacobelli and Chairman Mr. Coscia all voting in favor, motion was carried.

Mr. Winkler voted no, Mr. Nazare and Mrs. Flach abstained.

## Correspondence

### Ordinance # 18-2018

Mr. Pomate gave a brief summary of the ordinance.

Discussed was the zoning code for pools only. The change will be for any swimming pool to be constructed or installed nearer than 20 feet to any property line in any zone. Discussed was if a hot tub is considered a pool. Mr. Cheff told the board that a hot tub is an accessory structure. If you build a hot tub with a pool it is considered a part of the pool.

A motion was made by Mr. Cheff and seconded by Mr. Parmese to make a recommendation to the Mayor and Council to accept this change.

Roll call was taken with, Mr. Nazare, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Parmese, Mrs. Flach, Mr. Iacobelli, Mr. Winkler and Chairman Mr. Coscia all voting in favor, motion was carried.

### Ordinance #15-2018

Mr. Pomante discussed the ordinance. The code change is to define coverage and impervious coverage and definitions in chapter 600, Zoning The Borough of North Haledon. Discussion on impervious coverage and driveways. The change will not allow parking of any vehicles on lawns or non-driveway areas is prohibited in all residential zones. The mayor wants to make sure cars are not parking on the grass in front of homes or on property where a driveway is not located.

A motion was made by Mr. Winkler and seconded by Mrs. Flach to recommend this ordinance to the Mayor and Council .

Roll call was taken with, Mr. Nazare, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Parmese, Mrs. Flach, Mr. Iacobelli, Mr. Winkler and Chairman Mr. Coscia all voting 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. Iacobelli and seconded by Mr. Flach to open the floor to the public.

Mr. Sasso came forward, 74 Feldman Terrace. Mr. Sasso apologized to the board about going off topic at the last meeting. Mr. Sasso told the board that Mr. Peter Nikki approached him about selling his property. The offer on the property was not taken. Mr. Sasso is keeping his project and moving forward. The apartments will be rentals and the town would benefit with the apartments being about 1000 square feet.

Adjournment: 9:20p.m.

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

Respectfully submitted,  
Planning Board secretary, Mrs. Bergstrom

Chairman Mr. F.M. Coscia \_\_\_\_\_