

BOROUGH OF MOUNT ARLINGTON  
LAND USE BOARD  
MEETING MINUTES  
February 8, 2006

Meeting called to order 7:45 p.m. "Pledge of Allegiance to the Flag" recited.  
Roll Call: Nita Galate, Ken Morris, Frank Hughes, Robert van den Hende, Dennis McCole, Melissa Fostle, JoAnne Sandler, Scott Levitt, John Driscoll, Art Ondish and Johanna LoPonte. Absent: Michael Stanzilis.  
Attorney John Abromitis present for Michael Selvaggi.

Motion to approve December 14, 2005 minutes and January 25, 2006 work session by Levitt, second by van den Hende. All in favor.

Vouchers:

Suburban Consulting Engineers

Wright escrow \$448.75  
Chaplin escrow \$225.00  
Chaplin escrow \$ 423.75  
Chaplin escrow \$630.00  
Chaplin escrow \$262.50  
Water's Edge escrow \$ 18.75  
Levitt Development II escrow \$93.75  
Dunmeyer escrow \$75.00  
Gil escrow \$18.75  
Schneider escrow \$225.00  
Conklin escrow \$37.50  
Chaplin escrow \$ 81.00  
Boccher escrow \$210.00  
Wright escrow \$ 281.25  
Martin escrow \$140.00  
Windemere Associates escrow \$ 168.75  
Chaplin Homes escrow \$ 6372.50

Michael Selvaggi

Dunmeyer escrow \$13.50  
Chaplin escrow \$27.00  
Conklin escrow \$108.00  
Levitt Development II \$54.00  
Gresham escrow \$499.50  
Boccher escrow \$1714.50  
Martin escrow \$108.00

New Jersey Planning Officials

2006 Membership dues \$ 279.00

Shadow Woods escrow

Michael Selvaggi \$3033.00  
Clough Harbour & Associates \$ 2086.86

Oracle Engineering \$750.00

Eric Snyder \$ 450.00

Wander Ecological \$ 3750.00

Motion to approve vouchers by Galate second by Morris. Ayes: Galate, Morris, Hughes, van den Hende, McCole, Fostle, Sendler, Driscoll, Ondish, LoPonte. Abstain: Levitt. Motion approved.

Memorialization of Resolutions:

Arlington Homes, Block 123, Lot 1.02 denial for town homes – motion to approve by Hughes, second by van den Hende. Ayes: Galate, Morris, Hughes, van den Hende, McCole, Fostle, Sendler, Driscoll, Ondish, LoPonte. Abstain: Levitt. Motion approved.

Shadow Woods – motion to approve by Hughes, second by van den Hende. Ayes: Galate, Hughes, van den Hende, Sendler, Driscoll and Ondish. Abstain: Morris, McCole, Fostle, Levitt and LoPonte. Motion approved.

Old Business: Boccher application – Peter Rosen, attorney for applicant Michael Boccher. Charles Zisa attorney for neighbor Caryl Greulich. Zisa – questions measurements of house. Property, stone driveway dimensions questions how access driveway. Refers to 6/9/05 plan. A10, new exhibit, deeded survey dated May 4 1998 indicates access to property.

Rosen – Boccher has easement that shows he can traverse over lot to access property.

Ondish – objects to conversation between Rosen and Zisa, feels neighbor dispute is overshadowing application. Abromitis reminds them this is not a court of law.

Zisa questions why he didn't build toward street. Boccher explains his choice. Zisa – proposes different drawings Board reminds him not their position to design application.

Zisa – sewer and water pipe – LoPonte – this has been previously discussed. Phil – concurs, not a discussion for the Land Use Board. Zisa – construction equipment access property? Boccher – over easement area. Zisa – Boccher have objections to removing garage? Rosen – doesn't feel Boccher needs to answer. LoPonte – not relevant to application. Phil – easement and garage are two separate issues. If garage was removed Boccher could still utilize easement access.

Zisa to Boccher – smaller addition considered? LoPonte – again, not board decision and has been reduced.

Rosen objects to planner testimony as no report has been submitted. Abromitis to Phil – any comment? Daren inclined to have received a report prior to meeting in order to review. Sendler and Morris object to testimony, majority of Board agrees to hear testimony.

Planner, Mr. Caulker, 356 Franklin Avenue, Wycoff, NJ. Qualifies as witness.

Review application, need for variances (summarizes previous calculations given) feels improper, undue impact on surrounding properties.

Rosen to Caulker – original objection of Greulich? Rosen – it was blocking view, Boccher scaled back proposal. Rosen indicates similar variances approved in area. Van den Hende – would Caulker have a different conclusion if this was septic on property.

Ondish – that is why ordinance was created, sewer now in area. Caulker opinion would

be same. Ondish – Mrs. Greulich’s house was renovated after approval of same type variance in 2001. Were you aware, Mr. Caulker? No, per Mr. Caulker.

Phil – Caulker consider this wide or narrow dwelling? Caulker – narrow. No further testimony.

Mrs. Greulich sworn in to provide testimony. Addition on her house went straight up. Feels Boccher proposal will obstruct her view, light blocked. Feels house wouldn’t conform to existing houses.

Greulich – concern over parking area. Feels Boccher is traveling on her property, not the part included in easement.

A3 exhibit shows easement – Mrs. Greulich begins to discuss Boccher on her property.

Ondish – this is not a court, she has a dispute with her neighbor not pertinent to the addition. Board attorney agrees. LoPonte advises Mrs. Greulich this is not a Land Use issue, Mr. Boccher’s proposal for a second story addition is.

Greulich also concerned about drainage feels water coming from Boccher property.

Zisa again begins to discuss sewer/water. LoPonte – this will not be discussed.

Zisa asks Greulich her opinion of proposed addition. She feels it will detract because of amount of coverage.

Phil – building over exist patio no longer creates increase in impervious coverage.

Rosen says Boccher would agree to a condition of approval that Suburban Consulting Engineers monitor side of property where drainage is questionable to determine if any corrective action by Boccher is necessary.

Van den Hende – questioning dimension of easement. LoPonte – we are not designing this application.

Open to public, no further comment, closed to public.

Mr. Abromitis summarizes what Board will be voting on. Parking area will be on Boccher property. Deed restricted to not pave. Drainage monitored by Suburban Consulting Engineers. Motion to approve by Sandler, second by van den Hende. Ayes: Galate, Morris, Hughes, van den Hende, Sandler, Levitt, Driscoll, Ondish and LoPonte. Abstain: McCole and Fostle. Motion approved.

Break –

Resume 9:55 p.m.

New application Water’s Edge Design, Block 18 Lot 5.01. Jeff Rawling owner/applicant. Propose demo and construct a new single-family home 4500 square feet. Licensed architect and planner. Discussed with Mr. Selvaggi this is an LLC there his attorney advised does not require his presence. Board will clarify with Mr. Selvaggi before next meeting. Mr. Rawling discusses plan will continue with existing drive but with regrading because of slope house is closer to lake.

Regrade property where existing house (was) drainage storm water management proposed to Suburban Consulting Engineers. 60' from water line to back of house. Creates large amount of disturbance on property. Another variance required because of excavation. Van den Hende – soil in or out? Maybe some remove, majority regraded on site. Phil discusses slopes. Questions why house isn't proposed in less steep slope area of property.

Van den Hende – removing trees? Rawling – one. Will address additional engineering issues at next meeting. Phil – emergency vehicle access? Rawling – 10' wide driveway. Police, Fire and Rescue need to review.

Mayor Ondish welcomes Margarete Wilson to Board as a new alternate member.

Motion to adjourn by van den Hende, second by LoPonte. All in favor. Meeting adjourned at 10:25 p.m.

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Carolyn Rinaldi  
Clerk / Secretary