

BOROUGH OF MOUNT ARLINGTON  
LAND USE BOARD  
MEETING MINUTES  
February 28, 2007

Meeting called to order at 7:33 p.m. "Pledge of Allegiance to the Flag" recited. Michael Selvaggi swears in new member Tom Foley.

Roll Call: Tom Foley, Robert van den Hende, Ray Simard, Joanne Sendler, Lee Loughridge, John Driscoll, Arthur Ondish, and Johanna LoPonte.

Motion to approve minutes of January 10, 2007 meeting by Sendler, second by Simard. Ayes: Simard, Sendler, Loughridge, Driscoll, Ondish, and LoPonte. Abstain: Foley and van den Hende.

Motion to approve vouchers read by LoPonte. Motion by van den Hende, second by Simard. All in favor.

Motion to Memorialize Resolution for Shay, Block 56, Lot 1, 30 Willow Street, second story addition. Motion by van den Hende, second by Loughridge. Ayes: van den Hende, Fostle, Loughridge, Driscoll, Ondish, and LoPonte. Abstain: Simard and Sendler.

Motion to Memorialize Resolution for Adamski, Block 17, Lot 10, 59 McGregor Avenue, new dwelling and attached garage. Motion by van den Hende, second by Fostle. Ayes: van den Hende, Simard, Fostle, Sendler, Driscoll, Ondish, and LoPonte. Abstain: Loughridge.

New Business:

Rooney/Suarez, Block 17, Lot 4, 2 Prospect Street, subdivision.

Mr. Cameron Suarez and Ms. Tracey Kavoleff, 2 Prospect Street sworn in to give testimony. Looking to subdivide lot to build one story dwelling with attached garage.

Suarez - addresses the subject of water run-off, says that fill material would be used to meet the pitch requirement for the driveway.

Phil - although the steepness of driveway is not too much, it still does require a variance. Suggest to Mr. Suarez is that he change the layout of the house. By flipping the house and the garage, it causes less of a slope to the driveway therefore eliminating the need for a variance for the driveway as well as for the house itself.

van den Hende – agrees with Mr. Phil’s suggestion.

Suarez – says home is going to be a modular, he is unsure as to whether the layout can be changed

Phil – tells Mr. Suarez he should check with the manufacturer, because if the layout of the house and garage can be flipped, it could eliminate the need for a variance for the house.

Suarez - will contact the manufacturer.

Selvaggi – questions Mr. Phil about the site distance.

Phil - doesn’t believe it will be a problem.

Selvaggi - would the applicant be able to get rid of the retaining wall?

Phil – retaining wall would not be gotten rid of, but could be moved to meet setback requirements therefore eliminating the need for a variance

Selvaggi – subdivision can be granted. If Mr. Suarez flips the house and garage layout and gets a letter and new plans from the manufacturer it could eliminate variances for the house. This should be written in the resolution for subdivision. Subdivision can be voted on at tonights meeting, variance application should be carried to the April meeting.

Open to public, no comment. Close of public.

LoPonte – vote on subdivision, fully conforming, it is now bifurcated.

Motion to approve by van den Hende, second by Foley. Ayes: Foley, van den Hende, Simard, Fostle, Sandler, Loughridge, Driscoll, Ondish, and LoPonte.

Application approved.

Ann Davis – next door neighbor of Mr. Suarez said that she was happy that the subdivision was approved.

Motion to adjourn by van den Hende, second by Fostle. All in favor.

Meeting adjourned at 8:30 p.m.

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Carolyn O’Connor