

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD
MEETING MINUTES
June 13, 2007

Meeting called to order at 7:35 p.m. "Pledge of Allegiance to the Flag" recited.

Roll Call: Nita Galate, Tom Foley, Frank Hughes, Robert van den Hende, Margarete, Melissa Fostle, Joanne Sendler, Lee Loughridge, John Driscoll, and Johanna LoPonte.

Motion to approve minutes of May 9, 2007 meeting by Sendler, second by Hughes. All in favor.

Motion to approve vouchers read by Galate. Motion by Fostle, second by van den Hende. All in favor.

New Business:

Simon, Block 14, Lot 15.02, 37 Edgemere Avenue – three story addition onto an existing three-story dwelling.

John Simon – applicant, Alfred Stewart – Engineer / Surveyor, William Byrne – Architect, Robert O'Donnell – Contractor.

Simon- (overview of existing property and proposed addition). Testified that existing first floor (basement) would not be habitable or provide living quarters for his family. First floor of proposed addition is to be a garage. Total living space of addition will be 2,385 sq. ft.

Mr. Simon stated his neighbor (Langer) constructed an addition with no variance needed for a larger house on a smaller property.

Phil – variances needed by Simon are 20% floor area and Schedule I requirements.

Selvaggi – asks Simon about two (2) driveways

Stewart – Engineer for Simon states that there was an error on the plans, the front driveway is decorative gravel.

Simon - states that the gravel driveway will be removed and a garden area will be made making it pervious coverage rather than impervious coverage.

Galate – asks Simon about neighbors driveway on Edgemere.

Simon – neighbors driveway on Edgemere will be used for parking only. Driveway on Hopatcong Avenue will be used for access to house. Plantings in front will be low so as to comply with the Municipal Sight Easement.

Hughes – will house be used as single or two family.

Simon – house has been used as single family and will continue to be

Selvaggi – Item #6 of May 8, 2007, stormwater run-off

Stewart – drywells will be added, size will be done in accordance with Borough Engineers recommendation.

Phil – design more than adequate.

vandenHende – Grade of driveway?

Stewart – pitch 2% from Hopatcong to 5% as it gets closer to dwelling

vandenHende – guardrail?

Stewart – no

Simon – Decorative retaining wall would be considered

Daren – will be three to one slope

Galate – proposed clearing down flaglot?

Simon – low vegetation will be cut down, some trees will be either kept or replaced with 5' – 6' evergreens on Langer's side of property. Will discuss trees and retaining wall with Mr. Phil's office after construction starts as to what will be needed in reference to the slope and vehicle retainage issue.

Phil – addresses items on his review dated May 8, 2007.

Meeting open to public at 8:20 p.m.

David Morrua – 10 Lakeview Terrace, opposes proposed addition. He has lost his view of the lake by previous additions being done. States that the character of the neighborhood should be considered.

William Romano – 17 Edgemere Avenue, supports proposed addition and feels that the improvements will enhance the neighborhood.

Robert O'Donnell – 33 Edgemere Avenue, supports proposed addition.

Meeting closed to public at 8:27 p.m.

vandenHende – is basement considered living space?

Selvaggi – treat basement as story, but not livable space.

Selvaggi – addresses items 4, 5 6, & 9 of Mr. Phil's letter dated May 8, 2007. Applicant acknowledges Mr. Phil's proposals to changes.

Reminder of June 27, 2007 worksession meeting.

Selvaggi – Schneider application should be withdrawn – administratively dismissed. Van Zeyl has violations and can be administratively dismissed, but is given one month to supply required information for July 11, 2007 meeting.

Meeting adjourned at 9:05 p.m.

Carolyn O'Connor