

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD
REGULAR MEETING MINUTES
JULY 12, 2006

Meeting called to order 7:35 p.m. "Pledge of Allegiance to the Flag" recited.
Per Mayor Ondish – Ray Simard has been appointed to the Land Use Board as an alternate member, he is also a long time volunteer for the Borough's Fire Department and the Mayor feels he will be an asset to the Board.

Roll Call: Nita Galate, Ken Morris, Frank Hughes, Robert van den Hende, Dennis McCole, Melissa Fostle, JoAnne Sendler, John Driscoll, Art Ondish and Johanna LoPonte. Absent: Michael Stanzilis and Margarett Wilson.

Motion to approve minutes from June 28, 2006 meeting. Motion by Hughes, second by McCole. All in favor, Galate abstain. Minutes approved.

Voucher List:

- Roxbury Register legal ads \$ 7.91
- Daily Record legal ads \$ 14.52
- Roxbury Register legal ads \$ 8.37

Michael Selvaggi Escrow:

- Chaplin Homes (Coolidge Trail) \$121.50
- Water's Edge Design \$175.50
- Boccher \$ 94.50
- Van Zeyl \$54.00
- Seasons Associates \$432.00
- Langer \$ 283.50

Suburban Consulting Engineers Escrow:

- Langer \$ 408.75
- D'Amico \$73.75
- D'Amico \$97.50
- Wright \$ 56.25
- Season's Associates \$1632.50
- Van Zeyl \$ 71.25
- Adamski \$ 23.75
- Boccher \$ 276.25
- Higgins \$ 71.25

Motion to approve vouchers by Hughes, second by Morris. All in favor.

Motion to memorialize resolution for Water's Edge, Block 18 Lot 5.01 new single family home. Motion to approve by Hughes, second by Morris. Ayes: Galate, Morris, Hughes, van den Hende, McCole, Fostle, Sandler, Driscoll and Ondish. Abstain: LoPonte. Motion approved.

Board Attorney Michael Selvaggi swears in new alternate member Ray Simard.

New Business:

Higgins, Block 57 Lot 9, 21 Bertrand Island Road. Janice Higgins and Keith Gianakopoulos (architect) Studio G2 Architects sworn in for application.

A1 exhibit – project description, photos. Mr. Gianakopoulos overviews application. Proposing 2nd story addition to existing home, existing footprint. Rear of house – replace one story structure with new wood deck.

Front, rear and side elevation shown of proposed construction. Discuss May 8th technical review letter from Daren Phil. Inactive utility pole in rear southwest corner will be removed.

Storage container on property will be removed, condition of resolution 30 days after issuance of CO. High water mark indicated on revised plans. Pre-existing non-conforming conditions reviewed (not exacerbated with this proposed plan) decreasing impervious coverage.

Van den Hende – shed under deck possible? Mr. Gianakopoulos – not high enough. Van den Hende – like to see shed removed regardless of preexisting condition, ½ foot off of property line. Possible condition in resolution if shed in disrepair needs to be removed.

Mr. Phil – 31 feet in height? Mr. Gianakopoulos – average measurement. Well? Non-potable use only, sewer and water to property. Letter from engineer who provided calculations indicating not necessary to obtain a stream encroachment permit, will be required for construction.

Propose stairs from parking area.

Van den Hende – questioning dock measurements. Chimney? Ms. Higgins converting to gas will be irrelevant. Number of bedrooms – sufficient parking? Number of bedrooms not changing (3) just bigger.

Open to public –

Robert Rocha, 19 Bertrand Island Road. Lived there for 7 years. Side where shed is located. Has no issue with shed location, or Ms. Higgins on his property to maintain it.

LoPonte – feels shed should be moved. Sandler and van den Hende concur. Higgins – what about reducing it (presently 9 x 20)? Selvaggi proximity to line issue for Board members or impervious coverage your concern? What about end of driveway? Reduces impervious coverage, smaller size.

Higgins – what about behind guardrail reduces impervious coverage, neighbors won't see. Dismantle existing shed. Allow shed no greater than 8 x 10'; located

near the retaining wall in the parking area towards the front of the property, but not closer than 2' to the adjacent property. Decreases impervious coverage, moves potential chemicals, etc. stored away from lake.

Motion to approve application by van den Hende, second by Morris. Ayes: Galate, Morris, Hughes, van den Hende, McCole, Fostle, Sandler, Simard, Driscoll, Ondish and LoPonte. Motion approved.

New Business:

Nadzeika, Block 51 Lot 2, 93 North Bertrand Island Road. Two story addition proposed.

Mr. Larry Kron, attorney for applicant. Mr. Phil was noticed on 200' property owner list, applicant has no objections to him, no conflict as engineer for application.

Addition proposed, impervious coverage 55.6% proposed. Minimum side yard.

Linda and John Nadzeika sworn in to provide testimony. Converted summer bungalow, doesn't have eat in kitchen.

Exhibit A1 photos of interior (kitchen). Addition would provide for eat in kitchen pantry existing bathroom reconfigured, master bedroom. Existing house will not support a second story addition, which is why proposing street side addition.

A2 photo of garage.

Shed is not visible from road, garage obstructs view.

A3 Fire Lane. Left of property.

Van den Hende – parking – effected by additional bedroom? No. 3 bedroom, 3 spaces. Only 2 required by ordinance.

Selvaggi – Pre-existing conditions, non-exacerbated? Yes, per Mr. Kron. Also concur with Mr. Phil's technical review comments.

Van den Hende – drywell? Daren – steep, no place to put it. Open to public, no comments. Close to the public.

Motion to approve by van den Hende, second by Sandler. Ayes: Galate, Morris, Hughes, van den Hende, McCole, Fostle, Sandler, Simard, Driscoll, Ondish and LoPonte. Motion approved.

Selvaggi – Shadow Woods final approval submitted, Clough Harbour handled engineering during application process due to conflicts with Suburban Consulting Engineers. Mayor Ondish now employed by Clough Harbour, should be reviewed by Suburban Consulting Engineers, as Mr. Selvaggi no longer sees a conflict. Applicant has indicated no objections with project being reviewed now by Suburban Consulting Engineers.

Ondish – purpose of hiring Clough Harbour for Shadow Woods application was to avoid any conflicts whatsoever, legal issues involving Suburban Consulting. No conflict or prohibited by law which is why they will now review the final plan.

Motion to adjourn meeting by Driscoll, second by Galate. All in favor.

Meeting adjourned 9:20 p.m.

Carolyn Rinaldi
Clerk / Secretary