

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD
MEETING MINUTES
SEPTEMBER 13, 2006

Meeting called to order 7:35 p.m. "Pledge of Allegiance to the Flag" recited.
Roll call: Nita Galate, Michael Stanzilis, Frank Hughes, Robert van den Hende, Margarete Wilson, Ray Simard, JoAnne Sendler, John Driscoll, Art Ondish and Johanna LoPonte. Absent: Ken Morris and Melissa Fostle.

Kevin Hahn attorney for the Board as Michael Selvaggi unable to attend the meeting.

Motion to approve minutes from August 9, 2006 meeting by van den Hende, second by Galate. All in favor, minutes approved.

Vouchers:

Michael Selvaggi escrow

Frantz \$202.50

Suburban Consulting Engineers Escrow

Frantz \$225.00

WB Mason Company

Cassette Tapes \$16.96

Imperial Copy Products

Printer Cartridge \$17.28

Motion to approve vouchers by Sendler, second by van den Hende. All in favor.

Vouchers approved.

Following applications have been deemed complete by Daren Phil and may be scheduled for a hearing date of October 11, 2006:

Hansen, Block 101 Lot 24, 535 Dell Road, two-story addition. Motion by Hughes, second by van den Hende, all in favor.

Van Zeyl, Block 57 Lot 2, 33 Bertrand Island Road, one story addition on an existing one-story garage. Motion by Sendler, second by Hughes. All in favor.

Rigosi, Block 56 Lot 21, 13 Oak Street, second story addition. Motion by Hughes, second by Galate, all in favor.

If time permits, all applications scheduled for October 11th will be heard, with the understanding they may be carried to November meeting. Secretary Rinaldi will notify them of such.

Memorialization of Resolution:

D'Amico, Block 119 Lot 6, 12 James Drive – two story addition. Motion by Hughes, second by Galate. Ayes: Galate, Stanzilis, Hughes, van den Hende, Wilson, Simard, Sendler, Driscoll and Ondish. Abstain: LoPonte. Motion approved.

Request for reconsideration:

Adamski, Block 10 Lot 17, McGregor Avenue – new dwelling and attached garage. Larry Kron, attorney for applicant summarizes request. Eliminated breezeway, house further away from the lake. 44.3' from lake now. Shortened size of house, 10' shorter. Reduced width of driveway. Impervious coverage 36.7% now (reduces existing impervious coverage). Reduced walkway. Eliminating garage – creates front yard set back that complies.

Kron feels changes are significant to warrant reconsideration. Mr. Baker (surveyor for application) 2 story structure, however, per Borough Ordinance considered 3-story structure with walkout basement.

LoPonte – going past existing footprint of house? Yes, per Mr. Baker.

Baker – only thing on plan that didn't change is side yards.

Daren Phil – front yard set back is 40', this is a RA30 zone. Should be addressed as well.

LoPonte – does board feel this is a substantial change to application? Summarizes Mr. Kron's presentation. Wilson – feels this is a substantial change. Galate, Stanzilis, Hughes, van den Hende, Simard, Sendler, Driscoll, Ondish and LoPonte do not feel this is a substantial change to the application. Request for reconsideration denied.

Mr. Adamski – what if he was to propose a house in existing footprint, is that what the Board is looking for? LoPonte – Board will not create an application, but would consider a different application.

New Business:

Chairwoman LoPonte steps down, Robert van den Hende will chair for this application. Shadow Woods Subdivision – Preliminary Major Subdivision and Preliminary and Final Site Plan, Block 61, Lot 42.03, Block 72 Lots 1 and 3, Block 82 Lot 1, Block 83 Lots 9,12 and 15, Final Map Review.

Melissa Galade, Attorney for applicant Seasons Associates. Final Site Plan, reviewed by Suburban Consulting Engineers. No changes per Daren Phil, although reminds Board language should be included in resolution about developer's agreement, bonds, escrow. Open to public – no comments. Close to public.

Motion to approve Final Site Plan by Sendler, second by Galate. Ayes: Galate, Stanzilis, Hughes, van den Hende, Wilson, Simard, Sendler, Driscoll and Ondish.

Motion approved.

No further business.

Motion to adjourn by Galate, second by Hughes, all in favor.

Meeting adjourned at 8:20 p.m.

Carolyn Rinaldi
Clerk / Secretary