

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

Meeting called to order 7:30 p.m. "Pledge of Allegiance to the Flag" recited.  
Roll Call: Nita Galate, Michael Stanzilis, Robert van den Hende, Ray Simard, Melissa Fostle, JoAnne Sandler, John Driscoll, Arthur Ondish and Johanna LoPonte. Absent: Ken Morris, Frank Hughes. Margarete Wilson arrived at 7:55 p.m.

Motion to approve minutes from October 11, 2006 meeting by Galate, second by Stanzilis. All in favor, motion approved.

Vouchers:

Michael Selvaggi Escrow

Seasons Shadow Woods \$135.00  
Schneider \$135.00  
Windemere Associates \$135.00

Suburban Consulting Engineers Escrow

Chaplin Homes 87/4 \$56.25  
Windemere Associates \$1,476.25  
Anderson \$566.25  
Seasons Shadow Woods \$1,257.50  
Rigosi \$205.39  
Hansen \$325.39  
Schneider \$110.00  
Adamski \$110.00  
Levitt Development I \$142.50  
Chaplin Homes 85/15 \$113.28

Motion to approve by Sandler, second by Stanzilis. Ayes: Galate, Stanzilis, van den Hende, Simard, Fostle, Sandler and LoPonte. Abstain: Driscoll and Ondish (required due to litigation with one of the applicants on the bill list)

Following applications deemed complete and can be scheduled for December 13, 2006 meeting date:

Rooney/Suarez, Block 17, Lot 14 2 Prospect Street, subdivision. Motion by Sandler, second by Stanzilis. All in favor.

Shay, Block 56 Lot 1, 30 Willow Street, second story addition. Motion by Galate, second by van den Hende. All in favor.

Schneider and Van Zeyl applications postponed on agenda as no new information received 10 days prior to this meeting date. Applicants both notified.

Request for reconsideration Adamski, Block 10 Lot 17, 59 McGregor Avenue, demolition and construction of new dwelling and attached garage. Mr. Larry Kron, attorney for applicant summarizes changes included in request. LoPonte – does Board feel significant changes to reconsider? Motion by van den Hende, second by Galate. All in favor. Application will be heard if time permits at conclusion of new business.

New Business:

Rigosi, Block 56 Lot 21, 13 Oak Street, second story addition.

Michael Spillane, engineer for applicant and Gregory Rigosi, applicant, both sworn in to provide testimony. Ronald Heymann attorney for applicant present as well.

Proposing second story addition on existing two-bedroom house. Proposing 1 bedroom and 1 bathroom addition on second floor. Impervious coverage, lot coverage remains the same. Construction over existing footprint. Pre-existing non-conformance remains the same.

Photos of existing home submitted as exhibits.

House has sewer. Comments from Daren Phil's October 9, 2006 technical review letter have been addressed.

Concurs with October 11, 2006 letter from Lake Hopatcong Commission. Soil erosion sediment plan will be incorporated into resolution.

Phil – parking for minimum of 2 vehicles? Rigosi – yes, existing.

Stanzilis – windows on front and back, not sides? Rigosi –yes.

Open to public, no comments. Close to public.

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

Chaney, Block 10 Lot 65, 13 McGregor Avenue, two story addition.

Chairwoman LoPonte recuses herself, was noticed for this application. Vice Chairwoman Nita Galate will chair this portion of the meeting.

Architect Bill Byrne, 711 Route 10, Randolph and Builder Bob O'Donnell, 33 Edgemere Avenue Mount Arlington sworn in to provide testimony.

Letter submitted by applicant for them to provide testimony and act on their behalf in their absence.

Mr. Byrne summarizes proposed addition, remove detached garage. Also reviews November 6, 2006 letter from Daren Phil. Applicant will comply with conditions and comments.

Van den Hende – storage shed is used for what? O'Donnell – outdoor furniture. Van den Hende – all gazebo area etc. utilized? Another option to remove portion to decrease impervious coverage.

Drywells proposed? No.

Ondish – PVC piping in ground? Would disperse runoff. O'Donnell – yes, could bury in river rock landscaping area. Selvaggi – will incorporate into resolution.

Open to public, no comments, close to public.

Motion to approve by van den Hende, second by Sendler. Ayes: Galate, Stanzilis, van den Hende, Simard, Fostle, Sendler, Driscoll and Ondish. Abstain: Wilson. Motion approved.

Chairwoman LoPonte returns for remainder of agenda.

Adamski, Block 10, Lot 17 59 McGregor Avenue – demolition and construction of new home and garage. Larry Kron, attorney for applicant. Mr. Baker, surveyor for applicant. Discuss revisions and Daren Phil’s letter of November 8<sup>th</sup>. They feel applicant has complied with previous requests and discussions with the Board. Applicant proposes 1 shade tree planted in front yard. 2 upright Evergreens along garage. Variances summarized by Board Attorney Michael Selvaggi: Total 2 side yard setbacks, impervious coverage, number of stories, fill or excavation within 5’ of property line, minimum distance between driveways, pre-existing conditions and garage being eliminated from front yard. Open to public, no comments, close to public. Motion to approve by Sendler, second by Stanzilis. Ayes: Galate, Stanzilis, van den Hende, Wilson, Simard, Fostle, Sendler, Driscoll, Ondish and LoPonte. Motion approved.

November 29<sup>th</sup> work session is cancelled.

Motion to adjourn by van den Hende, second by Stanzilis. All in favor. Meeting adjourned at 8:50 p.m.

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Carolyn Rinaldi  
Clerk / Secretary