

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD
MEETING MINUTES
December 10, 2008

Meeting called to order at 7:43 p.m. "Pledge of Allegiance to the Flag" recited.

Roll Call: Levitt, Foley, Stanzilis, vandenHende, Wilson, Simard, Fostle, Sendler, Loughridge, Goodman, Ondish and Windish. Absent: Hughes

Motion to approve minutes of November 12, 2008 by Levitt, second by Simard.

Yes: Levitt, Stanzilis, vandenHende, Wilson, Simard, Fostle, Sendler, Goodman, Ondish and Windish

Motion to approve vouchers by Simard, second by Sendler. Yes: Levitt, Foley, Stanzilis, vandenHende, Wilson, Simard, Fostle, Sendler, Loughridge, Goodman, Ondish, and Windish

Chow application to be carried over until February, 2009 meeting with no further notice – all in favor

Barnes Brothers completeness:

vandenHende – recuses himself

Mr. Hall – attorney for Barnes Brothers. Needs copy of old site plan from 1990.

Daren Phil – Has copy of site plan.

Selvaggi – additional boat racks should be part of new site plan. Application should be deemed incomplete and new plans re-submitted

Hall – applicant will re-submit plans

Motion to deem Barnes Brothers incomplete by Goodman, second by Levitt. Yes: Levitt, Foley, Stanzilis, Wilson, Simard, Fostle, Sendler, Loughridge, Goodman, Ondish, Windish.

vandenHende returns to meeting

New Business:

Residences on the Park – Block 86, Lot 5, Block 87, Lot 7, Block 88, Lot 1 and Block 89, Lots 16 and 22 – amalgamation of five (5) existing lots, with the requested vacation of two (2) Borough right-of-ways that exist as paper streets for the purpose of subdividing the entire tract into six (6) new properties and the dedication of a new cul-de-sac road.

Thomas Malman – attorney for applicant sworn in.

Daniel LeMeux – Lapatka Associates (engineer for applicant) sworn in and gives credentials.

Exhibit A-1 – rendering of existing conditions map

Exhibit A-2 – colored rendering of preliminary major subdivision plan

LeMeux – gives description of lot sizes.

Stanzilis – the board goes through items on technical review

Selvaggi – Page 2 – possible variance for corner lot #6

Phil – pre-existing conditions for lot #6

LeMeux – Discusses page 3 of technical review – soil conservation needed. Page 4, #8 drainage calculations – will be a bio-detention system

Fostle – are there any endangered species?

LeMeux – DEP letter from website states there are endangered species

Malman – applicant will have plans revised and come back before the board

Levitt – what about curbing?

LeMeux – DEP would rather see less curbs and more roadside swells

vandenHende – what about septic fields?

LeMeux – explained on sheet #5 of plans

vandenHende – what is the water source going to be?

LeMeux – there will be a well on each property

Levitt – will there be blasting?

LeMeux – no

Malman – there will be an association set up for the proposed six houses

Selvaggi – the borough has the right to do work if needed on the roads or curbs and charge the homeowners.

Stanzilis – what about the old mines?

LeMeux – will fill with concrete then cap off

Selvaggi – no site improvements would commence until a mine plan is provided

Daren – Driveways – Sheet numbers #1, #2, and #4 of plans – improvements are to be in connection with borough

Open to public – 9:24 p.m.

Closed to public – 9:36 p.m.

Malman – requests to carry meeting to January 28, 2009 to discuss revised plans.

All in favor of carrying Residences on the Park application to January 28, 2009 meeting

Discussion of starting meetings at 6:30 – all in favor

Meeting adjourned at 9:42 p.m. All in favor.

