

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

Meeting called to order at 7:40 p.m. "Pledge of Allegiance to the Flag" recited. Kevin Hahn (Board Attorney in Michael Selvaggi's absence) swears in new member Lee Loughridge.

Roll Call: Nita Galate, Frank Hughes, Robert van den Hende, Margarett Wilson, Melissa Fostle, Lee Loughridge, John Driscoll, Arthur Ondish and Johanna LoPonte.

Motion to approve minutes of November 8, 2006 meeting by Hughes, second by Fostle. All in favor.

Motion to approve vouchers by Hughes, second by van den Hende. Ayes: Galate, Hughes, van den Hende, Wilson, Fostle, Driscoll, Ondish and LoPonte. Abstain: Loughridge.

Motion to Memorialize Resolution for Rigosi, Block 56 Lot 21, 13 Oak Street second story addition. Motion by van den Hende, second by Galate. Ayes: Galate, van den Hende, Fostle, Driscoll, Ondish and LoPonte. Abstain: Hughes, Wilson, Loughridge. Motion approved.

Motion to Memorialize Resolution for Chaney, Block 10 Lot 65, 13 McGregor Avenue two-story addition. Motion by van den Hende, second by Galate. Ayes: Galate, van den Hende, Fostle, Driscoll, Ondish. Abstain: Hughes, Wilson, Loughridge and LoPonte. Motion approved.

Motion to Memorialize Resolution for Hansen, Block 101 Lot 24 535 Dell Road two story addition. Motion by van den Hende, second Galate. Ayes: Galate, Hughes, van den Hende, Wilson, Fostle, Driscoll, Ondish and LoPonte. Abstain: Loughridge. Motion approved.

New Business:

Shay Block 56 Lot 1, 30 Willow Street, second story addition.

Mr. Fred Shay 30 Willow Street sworn in to provide testimony. Looking to increase upstairs. Mr. Phil requests he clarify for Board the existing structure.

Galate – top story an attic? Shay – yes.

Phil – what is overhang on garage? Shay – will be cut back to approximately 2 feet by this weekend.

LoPonte – garage remains in right of way, even with overhang reductions.

Daren Phil reviews technical review letter dated 12/11/06 comments.

Galate – what if neighbor chooses to build a second story? Shay – can't, foundation wouldn't support it.

Loughridge – will foundation support what Mr. Shay is proposing? Yes, per Mr. Shay.
Contractor reviewed.
Loughridge – height proposes? Shay – approximately 28’.

Open to public, no comments. Close to public.

Van den Hende – variances summarized?

Mr. Hahn –

Corner lot, 2 front yards

Side yard

20% ordinance (in excess of first floor)

Reducing encroachment of overhang to less than 2’.

Motion to approve by van den Hende, second by Hughes. Ayes: Galate, Hughes, van den Hende, Wilson, Fostle, Loughridge, Driscoll, Ondish and LoPonte.

Application approved.

Mayor Ondish welcomes Lee Loughridge to the Board. Ken Morris has resigned from the Board. Carolyn Rinaldi has resigned as secretary of the Board and will be replaced by Carolyn O’Connor.

Motion to adjourn by van den Hende, second by Galate. All in favor.

Meeting adjourned at 8:35 p.m.

Carolyn Rinaldi