

PLANNING BOARD MINUTES

October 8, 2013

Mr. Capazzi opened the meeting at 8:04 with the following announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL:

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|---------------------------|---------------------------|
| Mr. Capazzi-present | Mr. Seymour-Jones-present |
| Mr. Napolitano-absent | Mayor Hoelscher-present |
| Mr. Lott (to be sworn in) | Mr. Ardito-present |
| Mr. McLaughlin-present | Ms. Dunlea-present |
| Mr. Lee-present | |

Also Present: Jennifer Knarich, Legal Counsel
Marti Francis, Board Clerk
Anthony Kurus, Neglia Engineering
Michael Hakim, Borough Planner

SWEARING IN of Mr. Lott, Board Member. Ms. Knarich swore Mr. Lott in.

MINUTES APPROVAL: Minutes of the May 14, 2013, meeting. Mr. McLaughlin moved to approve, second Ms. Dunlea. All in favor.

NEW BUSINESS: Application for minor Subdivision, 34 Friend Street/131 Guy Street. Harrington Park, NJ. Louis Flora, of counsel to John Schettino, represented the applicant. Ms. Knarich confirmed that adequate notice was made. The applicants, who owned 34 Friend (block 416, lot 7) purchased 131 Guy (block 416, lot 13) and decided to move the lot line to increase 34 Friend. The following exhibits were submitted:

A1-application

A2-Minor subdivision plan 6/27/13

A3- Resolution, Board of Adjustment 2012-004 3/28/12

A4-Certificate of Approval 8/29/13 for the pool.

Fred Laurenzo was sworn in. He testified that he wanted to move the property line six feet. He said that he owns the property on Guy Street, and his wife owns the property on Friend Terrace. No improvements are planned. They want a legal subdivision in case they want to sell. He identified the Certificate of Approval that was submitted. Guy Falconieri, surveyor, was sworn in and accepted. He identified the subdivision he prepared. He stated that the lot size and impervious coverage would be improved and that the improved lot coverage would change from approximately 48% to approximately 46%. He stated that the corner marked, requested in the Neglia review letter, can be added and asked for clarification on the exact spots requested. Anthony Kurus (Neglia Engineering) was sworn in. The Neglia 9/20/13 report was marked B1. The comments—corner markers showing the subdivision line, confirmation of improved lot coverage, drainage issues—have all been addressed. Mr. Flora stated that the drainage was addressed in the Board of Adjustment resolution. Mr. Laurenzo stated that the ditches, drains, and seepage pits required by the Board of Adjustment were all added. Mr. Kurus stated that the issues were raised by the previous owner of Lot 13. Mr. Hakim was sworn in as planner. His 10/3/13 report was marked as B2. He stated that he was surprised to see landscaping along the proposed property line (acceptable in this case as the applicant couple owns both properties). Mr. Hakim asked for confirmation that the pool and filter comply with setbacks. They do, Mr. Hakim has no issues with the subdivision alone. Mr. Flora stated that the revised maps will be submitted. Mayor Hoelscher moved to approve the subdivision subject to the recommendations made by the professionals, second Mr. McLaughlin.

Roll Call Vote:

Mr. Capazzi-yes

Mr. Seymour-Jones-yes

Mr. Lee-yes

Mayor Hoelscher-yes

Mr. Lott-yes

Mr. Ardito-yes

Mr. McLaughlin-yes

Ms. Dunlea-yes

Ms. Knarich requested that the deeds be submitted.

NEXT SCHEDULED PLANNING BOARD MEETING: November 12, 2013

ADJOURN Mr. McLaughlin moved to adjourn, second Mr. Seymour-Jones.
Meeting adjourned at 8:40.