

## PLANNING BOARD MINUTES

November 12, 2013

John Capazzi opened the meeting at 8:02 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:

Mr. Capazzi-present	Mr. Seymour-Jones-present	Mr. Napolitano-present
Mayor Hoelscher-present	Mr. Lott-present	Mr. Ardito-present
Mr. McLaughlin-present	Ms. Dunlea-absent	Mr. Lee-present

Also Present: Jennifer Knarich, Legal Counsel  
Marti Francis, Board Clerk

MINUTES APPROVAL: Minutes of the October 8, 2013, meeting. Arnie Seymour-Jones moved to approve, second Mayor Hoelscher

### ROLL CALL VOTE:

Mr. Capazzi-yes	Mr. Seymour-Jones-yes	Mr. Ardito-yes
Mayor Hoelscher-yes	Mr. Lott-yes	Mr. Lee-yes
Mr. McLaughlin-yes	Mr. Napolitano-abstain	

NEW BUSINESS: Application for Major Soil Removal, 16 Walter Court. Mark Madaio represented the applicants: Kevin Alliot, F & K Investors, and Justin and Kim Decrescente (who now reside at 76 Blauvelt). Mrs. Ippolito formerly owned the property at 16 Walter Court, but she has now passed. The home is nice and smaller. The new house will fully conform to codes. The only application is for Major Soil Movement. 423 cubic yards will be cut and 551 cubic yards infilled. The soil will be properly maintained onsite; a basement will be dug. Mr. Hubschmann was sworn in (263 S Washington, Bergenfield) as engineer and accepted. Site plan revision (10/21/13) marked A1. The absence of variances was confirmed. The property slopes front to back to a small tributary. 128 cubic yards of fill is coming

to the site (mostly gravel for the driveway). Bergen County Soil has given permission for the application. The minor items mentioned in Neglia's review are acceptable. Mr. Hubschmann will resubmit plans. Soil will most likely be stored on the left side of the property. The soil report marked A2. From the middle of the slope to the back is pretty untouchable. The flood plain must be avoided. Permit of rule will be submitted and a copy sent to the Planning Board. Peter Ardito asked about the trees. An expert will examine; they will be saved if possible. Drainage report marked A3. Steve Lott asked about he lined and was told that they represent the divisions between soil types. The old driveway may be used under the new driveway.

Anthony Kurus, from Neglia, was sworn in. The 11/6/13 report was marked as B1. He confirmed that all 6 items were addressed and had no additional comments.

Arnie Seymour-Jones moved to approve the application subject to the adherence of the comments from Neglia, second Richard McLaughlin.

Mr. Capazzi-yes	Mr. Seymour-Jones-yes	Mr. Ardito-yes
Mayor Hoelscher-yes	Mr. Lott-yes	Mr. Lee-yes
Mr. McLaughlin-yes	Mr. Napolitano-yes	

RESOLUTION TO BE APPROVED: Minor Subdivision, 34 Friend Street/131 Guy Street. Harrington Park, NJ Arnie Seymour-Jones moved to adopt the resolution with the condition that the deed is subject to review and page 1 will be amended to read that Ms. Smith is Mr. Lorenzo's wife. The deed alone will be recorded. The map will be attached to the Building Department's copy. Peter Ardito seconded the motion.

Mr. Capazzi-yes	Mr. Seymour-Jones-yes	Mr. Ardito-yes
Mayor Hoelscher-yes	Mr. Lott-yes	Mr. Lee-yes
Mr. McLaughlin-yes	Mr. Napolitano-yes	

NEXT SCHEDULED PLANNING BOARD MEETING: December 10, 2013

ADJOURN Rich McLaughlin moved to adjourn, second Peter Ardito. All in favor. Meeting adjourned 8:25pm.