

PLANNING BOARD AGENDA

May 14, 2013

Mr. Capazzi opened the meeting at 8:03 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-absent
Mayor Hoelscher-present	Ms. Psaras-present
Mr. McLaughlin-present	Ms. Dunlea-at 8:05
Mr. Napolitano-absent	Mr. Lee-present
Mr. Ardito-present	

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

MINUTES APPROVAL: Minutes of the April 8, 2013, meeting. Mr. McLaughlin moved to approve the minutes, second Mr. Ardito.

Roll Call:

Mr. Capazzi-yes	Mr. Ardito-yes
Mayor Hoelscher-yes	Ms. Psaras-yes
Mr. McLaughlin-yes	Ms. Dunlea-yes
Mr. Lee-yes	Mr. Ardito-yes

OLD BUSINESS: Application for Minor Subdivision 211 Lynn Street, Harrington Park, NJ Block 711 Lots 18 and 20. Mr. Lee is a neighbor and therefore recused himself. Mr. Mark Turnamian, 11 State Street, Hackensack, represented Mr. Powers and Ms. O'Reilly. Mr. Powers was sworn in and testified that he and his wife were owners of 211 Lynn Street and that Robert Chapman was the owner of Lot 20 next door. He stated that he had entered into a contract to buy a 30 x 100-

foot plot of Mr. Chapman's property and that the subdivision would allow his house not to be on the property line. The contract dated 2/26/13 was marked A2. The minor subdivision plat, including a 1-family house and a garage, dated 10/1/12, 1/2/13, and 3/22/13 was marked A1. Scott Den Blaker was accepted as surveyor and sworn in. He works at 1 Essex Street, Hackensack, and has been a surveyor since 1988. He testified that he did the fieldwork and drafting and that a senior partner signs them. He further stated that the subdivision will not create the need for variances and that it will improve the rear line of the property, making it more conforming. Mr. Capazzi asked about the driveway and was told that it was made of stones that would be moved. Anthony Kurus of Neglia Engineering, 34 Park in Lyndhurst, was sworn in. He referred to the engineer's report of 3/25/13. He testified that he had reviewed the report and all was in order. He had no questions. Mr. Turnamian summarized that the subdivision would create an improvement. Ms. Dunlea moved to open to the public, second Mr. Ardito. All in favor. Mr. McLaughlin moved to close to the public, second Mr. Ardito. All in favor. Mr. McLaughlin moved to approve the application subject to any conditions, second Ms. Dunlea.

Roll Call:

Mr. Capazzi-yes	Mr. Ardito-yes
Mayor Hoelscher-yes	Ms. Psaras-yes
Mr. McLaughlin-yes	Ms. Dunlea-yes
Mr. Ardito-yes	Mr. Lee-unable to vote

Ms. Knarich summarized the resolution and made 2 amendments: Page 5, f, should read Scott Den Blaker. Page 6, i, should read will, not with. Mr. McLaughlin moved to adopt the resolution with the amendments, second Mr. Ardito.

Roll Call:

Mr. Capazzi-yes	Mr. Ardito-yes
Mayor Hoelscher-yes	Ms. Psaras-yes
Mr. McLaughlin-yes	Ms. Dunlea-yes
Mr. Ardito-yes	Mr. Lee-unable to vote

New Business:

Paul Mundenk, a realtor, stated that he represents Dawn DiCola in selling her property at 108 LaRoche Avenue. It is zoned I-1. It won't sell because banks won't give a mortgage. The property is about to go into foreclosure. A short sale was almost complete but it fell through because of the I-1 designation. He has spoken to Joe Zavarino. Discussion. Zoning map reviewed, by which it seemed to be designated B-1. The Board will research further.

NEXT SCHEDULED PLANNING BOARD MEETING: June 11, 2013

ADJOURN Mr. McLaughlin moved to adjourn, second Mr. Ardito. All in favor. The meeting was adjourned at 8:40pm.