

AGENDA

Planning Board Regular Meeting March 28, 2019 / 7:30p.m.

Flag Salute:

Statement:

This meeting is called pursuant to the provisions of the Open public Meetings Law. This meeting of March 28 , 2019, was included in a list of meetings notice advertised in the NORTH JERSEY HERALD & NEWS and THE HAWTHORNE PRESS on January 10, 2019 was posted on the bulletin board on the same date and remains continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.

Proper notice having been given, the Secretary is directed to include this statement in the minutes of this meeting.

ROLL CALL:

Chairman: Mr. Coscia_____

Vice Chairman: Mr.Parmese_____

Construction Official: Mr. Cheff_____

Mayor George:_____

Council Rep: Mr. Salviano:_____

Attorney: Mr. Pasquale, Esq._____

Engineer: Mr. Pomante, P.E._____

Mr. Nazare:_____

Mrs. Flach:_____

Mr. Cammarota:_____

Mr. Winkler_____

Alt- 1 Mr. Nye:_____

Alt- 2 Mrs. Conte: _____

Secretary: Mrs. Bergstrom_____

Minutes

Approval of the February 28,2019 meeting minutes.

Motion by_____ seconded by_____

Roll call: Mr. Winkler_____ Mr. Cheff_____ Mr. Salviano_____

Mayor George_____ Mr. Parmese_____ Mrs.Flach_____ Mr.Nazare_____

Mr. Cammarota_____ alt: Mr.Nye_____ alt: Mrs.Conte_____

Chairman Mr. Coscia_____

File#810 - Public Hearing Continuation/ *No new notice is required*

Mountain Falls Development

The Belmont Group, LLC

Belmont Avenue/ Block 31, Lot,10.04

Preliminary Major Site Plan Approval

Letter from Boswell Engineering dated May, 18, 2018

Ref: Mountain Falls Development / 1 page

Letter from Boswell Engineering dated October 9, 2017/11 pages

Borough of North Haledon Resolution #126-2017 designating redeveloper and authorizing redevelopment agreement to the Belmont Group, LLC dated June, 21,2017

Letter from Entec Engineering Alex J. Zepponi, P.E.,P.P., to Joseph Sasso dated June 20,2017

Stonefield Engineering & Design/ June 14, 2018/14 pages

Letter from Boswell Engineering dated June 25, 2018/ 3 pages

New Submissions

Mr. Zaccone, AIA PP CID plan dated 7/20/2018/ 2 pages

Entec Engineering & Technical Resources dated 7/20/2018 / 1 page

Entec Engineering & Technical Resources dated 9/28/2017 /8 pages

Boswell Engineering letter dated 2/20/2019/14 pages

Motion to open the floor to the public on this application.

Motion by____ seconded by____ to open the floor to the public

Motion by____seconded by____ to close the floor public

Motion by_____ seconded by_____

Roll call: Mr. Winkler_____ Mr. Cheff_____ Mr. Salviano_____

Mayor George_____Mr. Parmese_____ Mrs.Flach_____ Mr.Nazare_____

Mr. Cammarota_____ alt: Mr.Nye_____ alt: Mrs.Conte_____

Chairman Mr. Coscia_____

File #1-2019-Public Hearing/ Notice Required
920 Belmont Acquisition, LLC/Major Site Plan
Block 30 , Lots12 &12.01
920 Belmont Ave

- 1) Final Site Plan prepared by Bowman Consulting dated October 18,2018, 15 pages, 54 Horsehill Road, Suite-100 Cedar Knolls, New Jersey
 - 2) Traffic Engineering Evaluation prepared by Bowman Consulting dated October 1,2018, 54 Horsehill Road, Suite-100 Cedar Knolls, New Jersey
 - 3) Architectural prepared by Minno & Wasko Architects, dated October 19,2018, 9 pages.80 Lambert Lane, Suite-105, Lambertsville, New Jersey
 - 4) Memorandum prepared by Kauker & Kauker Town Planning and Development dated November 30,2018, 3 pages
- Ref: 920 Belmont Acquisitions LLC Major Site Plan Application
- 5) Vehicle Circulation plan dated, 2-15-19 , 1 page, prepared by Bowman Consulting, 54 Horsehill Road, Suite-100 Cedar Knolls, New Jersey
 - 6) Boundry Survey dated 11-3-2013, 1 page prepared by Omland Engineering Associates, Inc. , 54 Horsehill Road, Cedar Knolls, New Jersey

Motion to open the floor to the public on this application.

Motion by____ seconded by____ to open the floor to the public.

Motion by____seconded by____ to close the floor public.

Motion by_____ seconded by_____

Roll call: Mr. Winkler_____ Mr. Cheff_____ Mr. Salviano_____

Mayor George_____Mr. Parmese_____ Mrs.Flach_____ Mr.Nazare_____

Mr. Cammarota_____ alt: Mr.Nye_____ alt: Mrs.Conte_____

Chairman Mr. Coscia_____

File #2-2019-Public Hearing/ no notice required
High Mountain Properties , LLC
475&495 High Mountain Road/ Block18.01. Lots 8&10
Site Plan and Soil Movement

- 1) Site Plan and Soil Movement plan dated 3/1/2019-7 pages prepared by Onello Engineering, 151 Greenwood Avenue, Midland Park, New Jersey /Professional Engineer
 - 2) Boundary/Topographic/Wetlands/ Survey 3/9/17/ -1 page prepared by EID & LAPATKA, LLC. 795 Susquehanna Avenue, Franklin Lakes, New Jersey Professional Engineer and Land Surveyor
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New submissions

- 3) Boswell Engineering letter dated March 19, 2019/7 pages
- 4.) Site Plan & Soil Movement , Onello Engineering/revision date of 3/17/2019
7 Pages

Motion to open the floor to the public on this application.

Motion by _____ seconded by _____ to open the floor to the public

Motion by _____ seconded by _____ to close the floor public

Motion by _____ seconded by _____

Roll call: Mr. Winkler _____ Mr. Cheff _____ Mr. Salviano _____
Mayor George _____ Mr. Parmese _____ Mrs. Flach _____ Mr. Nazare _____
Mr. Cammarota _____ alt: Mr. Nye _____ alt: Mrs. Conte _____
Chairman Mr. Coscia _____

Correspondence:

To the North Haledon Planning Board

From: Office of the Municipal Clerk

Re: Ordinance #5-2019

Dated: Amending and supplementing chapter 600 zoning/ final reading March 20, 2019 (for information only on passing final reading)

Ordinance #13-2019/2 pages

Re: Amending and supplementing chapter 600, zoning of the code of the Borough of North Haledon/ drive-through

Comments:

Motion by_____ seconded by_____
Roll call: Mr. Winkler_____ Mr. Cheff_____ Mr. Salviano_____
Mayor George_____Mr. Parmese_____ Mrs.Flach_____ Mr.Nazare_____
Mr. Cammarota_____ alt: Mr.Nye_____ alt: Mrs.Conte_____
Chairman Mr. Coscia_____

Bills: none

Motion by_____ seconded by_____
Roll call: Mr. Winkler_____ Mr. Cheff_____ Mr. Salviano_____
Mayor George_____Mr. Parmese_____ Mrs.Flach_____ Mr.Nazare_____
Mr. Cammarota_____ alt: Mr.Nye_____ alt: Mrs.Conte_____
Chairman Mr. Coscia_____

Privilege of the Floor

Chairman asks if anyone from the public wishes to be heard.

Motion to open the floor

Motion by___ seconded by___ to open the floor to the public

Motion to close the floor

Motion by___ seconded by___ to close the floor to the public

Adjournment:

Motion by___ seconded by___