

AGENDA

Planning Board Work Session of March 14, 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 14, 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_____

Carried over to the Regular Planning Board meeting of March 28, 2019

File#810

Mountain Falls Development

The Belmont Group, LLC

Belmont Avenue/ Block 31, Lot, 10.04

Preliminary Major Site Plan Approval

Re: Public Hearing Continuation/ *No new notice is required*

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 July 23, 2018

Discussion:

Ref: Lease for Car Wash & Detailing

865 Belmont Ave/ Block 1.01 , Lot 1.03

Letter dated March 8, 2019, 3 pages from Law Offices Teschon, Riccobene & Siss, P.A.

Comments:

File #1-2019- 920 Belmont Acquisition, LLC/ Preliminary and Final Site Plan
Block 30, Lots 12 & 12.01
920 Belmont Ave

- 1) Boswell Engineering letter dated March 8, 2019/ 26 pages
- 2) Final Site Plan prepared by Bowman Consulting dated October 18, 2018, 15 pages, 54 Horsehill Road, Suite-100 Cedar Knolls, New Jersey
- 3) Traffic Engineering Evaluation prepared by Bowman Consulting dated October 1, 2018, 54 Horsehill Road, Suite-100 Cedar Knolls, New Jersey
- 4) Architectural prepared by Minno & Wasko Architects, dated October 19, 2018, 9 pages. 80 Lambert Lane, Suite-105, Lambertville, New Jersey
- 5) 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) Boundary Survey dated 11-3-2013, 1 page prepared by Omland Engineering Associates, Inc., 54 Horsehill Road, Cedar Knolls, New Jersey

File #2-2019

High Mountain Properties, LLC
475&495 High Mountain Road/Block 18.01. Lots 8&10
Site Plan and Soil Movement

- 1) Boswell Engineering letter dated March 11, 2019. 4 pages
- 2) 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

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___