

## Minutes

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

Flag Salute: All rose for flag salute.

Statement: Chairman Mr. Coscia read the 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-present

Vice Chairman: Mr.Parmese-present

Construction Official: Mr. Cheff-present

Mayor George:-present

Council Rep: Mr. Salviano:-present

Attorney: Mr. Pasquale, Esq.-present

Engineer: Mr. Pomante, P.E.-present

Mr. Nazare:-absent

Mrs. Flach:-present

Mr. Cammarota:-present

Mr. Winkler-absent

Alt- 1 Mr. Nye:-absent

Alt- 2 Mrs. Conte:-present

Secretary: Mrs. Bergstrom-present

### Minutes

Approval of the February 28,2019 meeting minutes:

A motion was made by Mr. Salviano and seconded by Mrs. Flach to approve the minutes of the February 28,2019 regular meeting as read. Roll call was taken with, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Parmese, Mrs. Flach, Mr. Cammarota, Mrs.Conte and Chairman Mr. Coscia all voting in favor, motion was carried.

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

Mr. Cook the applicant's attorney came forward. Mr. Cook told the Board that the presentation was complete at the last meeting. Mr. Zepponi, the applicant's engineer will address any questions the Board may have. Mayor George wanted to know if the entrance will be moved as discussed from the last meeting.

Mr. Zepponi stated to the Board it will stay the same.

Discussed :

- design of the wall and the slopes and how it will be stabilized (anchored)
- height of the building was discussed (35feet)
- will be no parking on the street
- buildings will be sprinkled
- no vinyl siding, natural stone or brick and hardy plank
- no run off of water to adjoining neighbors
- The building will not be blocking the skyline as discussed at the last meeting
- Banked parking for two years will be in the resolution if application is approved. Also banked parking will be under supervision of the Municipal Engineer and the Building Department.

- This application is for preliminary approval only. The applicant will have to come back to the Planning Board for final approval.
- Affordable Housing was discussed the applicant will be at (15%) for a rental project.
- Sewer capacity and fees were discussed.
- Waiver for a free standing sign.

Public portion of hearing:

A motion was made by Mr. Salviano and seconded by Mr. Cammarota to open the floor to the public on this application. Mayor stated only three people were present and no one came forward. Chairman Mr. Coscia stated no one was present to be heard. A motion was made by Mayor George and seconded by Mrs. Conte to close the public portion on this application. All were in favor, motion was carried.

A motion was made by Mr. Cheff and seconded Mr. Salviano by to approve this application as presented for preliminary site plan approval with all conditions discussed by Mr. Pasquale. For more discussion on the conditions, please refer to data disc Planning Board (March 28, 2019). Roll call was taken with, Mr. Cheff, Mr. Salviano, Mayor George, Mr. Parmese, Mrs. Flach, Mr. Cammarota, Mrs. Conte and Chairman Mr. Coscia all voting in favor, Motion was carried.

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

Mr. Pasquale stated that proper notice was published and served and the applicant may proceed. Mayor George would like to know how many notices were served. Mr. Vogel the applicants attorney told the Mayor 40 households were noticed and only one household showed up.

Mr. Vogel(firm Jeffer, Hopkinson &Vogel) the applicants attorney came forward. Application for site plan approval and is in the Belmont Ave Redevelopment area. The application has been in front of the Planning Board in 2014 but was not feasible at that time. The application had twenty three buildings changed to four buildings and height is going from forty three feet to forty nine feet. Building coverage has been reduced. This application is contestant with the Master Plan.

Mr. Pasquale discussed the affordable units to be built. A letter from Judge Brogan was given to Mr. Pasquale but he has not have time to look at the document. Mayor George has a meeting set up with Fair Housing and Coah Master along with the developer to have a discussion to accept the judge's orders or what the suggestion is. This is all to see how many units the applicant is required to build. Mr. Kauker the Town Planner told the board that the site plan is developed in accordance with the Redevelopment Plan and it is compliant. The report dated November 30,2018 completed by Kauker and Kauker to the Mayor and Council discusses all the components of the Redevelopment Plan and this application fits the requirements ordinance. It meets all the RSIS requirements along with the landscaping plan.

Nick Minoia came forward, 350 Main Road Montville. Mr. Pasquale swore him in. Managing director and partner in the development. The last sixteen months he has been working with Mayor and Council and Redevelopment Committee working hard to come up to a plan to be feasible to the Borough of North Haledon.

Mr.Keller,P.E. of Bowman Consulting 54 Horsehill Road, Cedar Knolls came forward. Mr. Pasquale swore him in. Mr. Keller will be testifying as expert in civil engineering, traffic and as a planner. Mr. Keller has been working on this project for the last ten years and this is the final plan. Mr. Keller discussed the site location. The site has been cleared. Wetlands and state permits have been obtained. One hundred and eighty units in four buildings will be constructed. They will have a club house, pool , recreation area along with a dog run. Affordable units will be integrated in each buildings. Buffers was discussed along Belmont Ave. Walls were discussed and all will be buffered with landscaping. The sign will be very modest and will have cultured stone. It works very well with the landscaping plan and will have low voltage lighting. Soil movement was discussed. 87,700 cubic yards of soil will be cut.

71,450 cubic yards being used as fill, for a total of 16,250 cubic yards.  
The applicant will come back to the April 25,2019 regular meeting. No new notice will be required.

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

Chairman Mr. Coscia recused himself and stepped of the dais and Vice Chairman Mr. Parmese continued the meeting. Mathew Posada, Esq. applicant's attorney came forward. The applicant revised the plans and they will be removing cross assess driveway and also improve the storm water management . The applicant has a approved application from the State of New Jersey. Angelo Onello, P.E., the applicants engineer came forward

Mr. Pasquale swore him in and he will be testifying as an expert in engineering. Mr. Posada discussed the zoning ordinance and the plans submitted to the Planning Board . Mr. Onello is familiar with the B-2 zoning district for this application. Mr. Onello gave a summary of the application presented. Discussed was drainage to High Mountain Road ,grading, paving and adding some parking stalls and realigning the dumpster area. No cross over access driveway ,it was removed. D.E.P. permits are already obtained and Flood Hazard from the State of New Jersey. The applicant is in front of the Planning Board for soil movement. 76 cubic yards cut and 285 imported fill. Total amount is 361 cubic yards. The project is drainage between the two lots and to fix the transformer pad and slope issues on the site.

Mr. Pomante would like an easement granting the encroachment from lot 8 (residential) to lot 10 (commercial) by an existing condition as a part of this

application. Mayor George told the board that they are changing the house to be in the commercial zone. That was requested from the applicant and will be discussed at the next by the Mayor and Council meeting.

Public portion of hearing:

A motion was made by Mrs. Flach and seconded by Mrs. Conte to open the floor the public on this application. Mayor George stated there was only two people from the public present. Mr. Pasquale stated no one was present to be heard. A motion was made by Mrs. Flach and seconded by Mr. Cammarota to close the floor public to the public. A motion was made by Mr. Cheff and seconded by Mr. Salviano to move 361 cubic yards of soil. Roll call was taken with, Mr. Cheff, Mr. Salviano, Mayor George, Mrs. Flach, Mr. Cammarota, Mrs. Conte and Vice Chairman Mr. Parmese all voting in favor, motion was carried.

**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: No action was taken. The Mayor and Council are still discussing the language. Mr. Pasquale will send a memo to the mayor and council.

**Bills:** none

**Privilege of the Floor**

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

Motion to open the floor:

A Motion was made by Mrs. Flach and seconded by Mrs. Conti to open the floor to the public. Chairman Mr. Coscia stated one was present to be heard. A motion was made by Mrs. Flach and seconded by Mr. Cammarota to close the public portion of the meeting. All were in favor and the motion was carried.

Adjournment:

A motion was made by Mrs. Flach and seconded by Mr. Parmese to adjourn the meeting. All were in favor, motion was carried.

Chairman Mr. Coscia adjourned the meeting at 10:15pm.

Respectfully submitted,

Planning Board Secretary, Mrs. Bergstrom

Planning Board Chairman Mr. F.M. Coscia \_\_\_\_\_