

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES

December 16, 2020

7:00 PM

Meeting called to order at 7:21 p.m.

“Pledge of Allegiance to the Flag” recited.

This meeting was advertised in the Daily Record and the Roxbury Register.

Attendance Roll Call: Hallowich, Driscoll, Foley Van Den Hende, Fostle, BaRoss, Rinaldi, Mayor Stanzilis, Green, Karpman, Roldan

Motion to approve Vouchers for 11/18/20 and 12/16/20 by Foley, Second by BaRoss

Roll Call: Hallowich, Driscoll, Foley, Van Den Hende, Fostle, BaRoss, Rinaldi, Mayor Stanzilis, Green, Karpman, Roldan

Jessicas Caldwell - A Redevelopment Plan of a portion of the Redevelopment Study was presented to the Council and now referred to the Land Use Board. This portion consists of Block 61.02, Lots 23.08 & 23.02 designated by Resolution #2020-109 adopted by the Mayor and Council on July 9, 2020.

- The goal of this Redevelopment Plan is to promote vibrancy along Howard Blvd. Revitalize and improve the visual appearance of the Plan Area.
- The Plan calls for mixed-use development consisting of retail, service and office uses with residential above as well as standalone residential structures.
- The Plan will provide an overlay zone to allow mixed-use and inclusionary residential uses over the existing PUD Zone.
- The Plan is designed to encourage the integration of building, parking, landscape and signage in order to improve the appearance of the Area and to support the specific goals and policy statements set forth in the Borough Master Plan.

The purview of the Land Use Board is for review of consistency with the Master Plan.

Vice Chair Melissa Fostle asks if there are any other questions from the Board

Tom Foley asks about existing businesses in the Plaza

Jessica Caldwell states that the existing businesses will stay in place

Heidi Roldan asks if Block 61.02, Lot 23.02 (111 Howard Blvd.) is the back portion of the parking lot only or the entire lot and building?

Jessica Caldwell - The entire lot has always been included in the “Plan” but the back portion is what is in need of redevelopment.

Dave BaRoss asks if the Borough would seek redevelopers for the site.

Jessica Caldwell states that the owners are interested in redeveloping the site and the Borough can seek redevelopers to assist the owner.

No further questions from the Board

Mike Selvaggi suggests a motion be made by the LUB that the Redevelopment Plan is consistent with the Borough's Master Plan. Once that is done and a Resolution is memorialized any application that comes before the "Board" is going to have to follow the conditions and requirements set forth in the "Plan".

Tom Foley makes a motion that the "Plan" is consistent with the Borough's Master Plan. Second by Dave BaRoss

Roll Call: Hallowich, Foley, Driscoll, BaRoss, Fostle, Rinaldi, Mayor Stanzilis, Green, Karpman, Roldan

Mayor Stanzilis thanks the LUB for their time, he states that out of all the Boards, this Board takes the most brain power and a lot of commitment and knowledge. He thanks everyone again for all they do for the community.

Motion to adjourn 7:46pm
All in favor