

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES
April 25, 2018
7:00 pm

Meeting called to order at 7:06 p.m.

“Pledge of Allegiance to the Flag” recited.

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

Swear in Dave BarRoss Class IV Land Use Board Member as Alternate III

Roll Call: Hallowich, Foley, Van den Hende, Fostle, Loughridge, Rinaldi, Driscoll, Keuntje, BaRoss
Absent: Mayor Stanzilis, Simard, Wilson

Motion for approval of meeting minutes from April 25, 2018. Motion by Foley second by Fostle.
Roll Call: Hallowich, Foley, Fostle, Van den Hende, Loughridge, Rinald. Motion approved.

Motion to approve Vouchers. Motion by Foley, second by Fostle.
Roll Call: Hallowich, Foley, Van den Hende, Fostle, Loughridge, Rinaldi. Motion approved.

Resolution: Sean Stanzak – 491 Windemere, Block 38, Lot 1

- Bulk Area Variances
- Deemed Complete December 1, 2017

Motion to Approve Resolution. Motion by Foley, second by Rinaldi.
Roll Call: Hallowich, Foley, Fostle, Rinaldi, Driscoll, Keuntje. Motion approved.

Application: Mark Charnet – 497 Windemere, Block 38 Lot 3

- Use and Bulk Variance
- Deemed Complete March 17, 2018

Jeff Careaga – Professional Civil Engineer at Careaga Engineering, Inc., 382 Rt. 46, Buddlake, NJ was accepted by the Board as an expert representing Applicant Mark Charnet. The Applicant submitted a Zoning application to demolish existing garage, construct new garage, driveway and walking path. During that process the existing retaining wall was unsafe and falling down which made the driveway unsafe. They constructed new retaining walls to make the driveway safe for the well truck to get down the driveway to dig a new well. In that time the Zoning application was denied and applicant submitted an Application for Development with the Land Use Board. The Property is a small rectangular lot which is undersized. There are no changes being made to the dwelling. The existing garage is very old and unsafe, it was removed to be replaced with the same size garage as the existing with the exception of height. The driveway is to be constructed to make a safer access to the garage and dwelling using retaining walls to support the driveway because of the steep slope. The driveway is designed to handle any storm water runoff. The two-story boathouse will stay the same and be used only for the Applicants personal use. Mr. Careaga explained that the property has a very steep slope and is narrow which creates a hardship and requests the bulk variance relief. Mr. Careaga also states that the proposed

garage and driveway design is consistent with the neighboring properties. Mr. Careaga concluded his testimony with stating that the FAR variance violation was not a new, but an existing condition and because of the age of the dwelling the condition was pre-existing of the Borough's adoption of the FAR ordinance.

Open to Public:

Joseph Spattaro owner of 499 Windermere Avenue and Robert Van den Hende of 505 Windermere Avenue both spoke in favor of the application. Closed to public.

Motion to approve Use and Bulk and Variance. Motion by Foley, Second by Fostle. Roll Call: Hallowich, Foley, Fostle, Rinaldi, Driscoll, Keuntje, BaRoss.

VOTE:

IN FAVOR - 7

OPPOSED - 0

Abstained - 1

Application Carried from February 28, 2018: Brookland Partners – Block 61, Lot 17.

- Amended Site Plan Approval to Modify Approved Landscaping Plan
- Deemed Complete December 18, 2018

Brookland Partners Professionals Denis Keenan, Civil Engineer and Mike Tiga, Landscape Architect along with Tom Lemanowicz, the Borough Engineer two residents from Nolan's Ridge (Frank Orofino and Eliot Bloom) met and did a walk through of the property as requested by the Board at the previous meeting on February 28, 2018. The Residents' concerns were addressed, an updated plan was submitted as the "Amended Landscaping Plan" which identifies the additional trees, bushes and shrubs that were planted but not on the original plan and additional planting to be added. The residents and Board members had no objections to the elimination of the proposed walking path that was approved on the Original Plan on August 13 2003. The Board finds that the proposed Amended Landscaping Plan last revised April 20, 2018 should be incorporated in the Original approved Plan.

Motion to approve Amended Site Plan to Modify Approved Landscaping Plan. Motion by Foley, Second by Rinaldi. Roll Call: Hallowich, Foley, Fostle, Van den Hende, Rinaldi, Loughridge, Driscoll, Keuntje,

VOTE:

IN FAVOR - 8

OPPOSED - 0

Motion to Adjourn: Motion, Foley second Hallowich

All in Favor

Respectfully submitted

Kathy Appleby
Land Use Board Secretary