

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES
Reorganization Meeting
January 24, 2018
7:00 PM

Meeting called to order at 7:02 p.m.

“Pledge of Allegiance to the Flag” recited.

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

Newly appointed Class III Council member Leonard Loughridge, Class I member Mayor Michael Stanzilis and Class II member Carolyn Rinaldi were sworn in.

Motion to nominate Chairman of the Board: Mayor Stanzilis nominates J. Robert Van den Hende, second by Simard.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Loughridge, Rinaldi, Mayor Stanzilis.

Motion approved.

Motion to nominate Vice Chairman of the Board: Mayor Stanzilis nominates Melissa Fostle, second by Van den Hende.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Van den Hende, Loughridge, Rinaldi, Mayor Stanzilis. Motion approved.

Motion to nominate Secretary of the Board: Rinaldi nominates Kathy Appleby, second by Simard.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Van den Hende, Loughridge, Rinaldi, Mayor Stanzilis. Motion approved.

Motion to nominate Attorney of the Board: Mayor Stanzilis nominates Michael Selvaggi, Esq., of Lavery, Selvaggi, Abromitis and Cohen, PC, second by Loughridge.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Van den Hende, Loughridge, Rinaldi, Mayor Stanzilis. Motion approved.

Motion to nominate Engineer of the Board: Rinaldi nominates Tom Lemanowicz, of CP Engineers and Architecture, second by Wilson.

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

Motion approved.

Motion to nominate Planner of the Board: Mayor Stanzilis nominates Jessica Caldwell of Caldwell & Associates, second by Rinaldi.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Van den Hende, Loughridge, Rinaldi, Mayor Stanzilis. Motion approved.

2018 LAND USE BOARD MEMBERS

Mayor Michael Stanzilis	1-year term	12/31/2018	I
Carolyn Rinaldi, Borough Employee	1-year term	12/31/2018	II
Councilman Lee Loughridge	1-year term	12/31/2018	III
Rob Van den Hende	2-year term	12/31/2018	IV
Margarette Wilson	2-year term	12/31/2019	IV
Melissa Fostle	4-year term	12/31/2021	IV
Tom Foley	4-year unexpired term	12/31/2021	IV
Ray Simard	4-year term	12/31/2018	IV
Fran Hallowich	4-year unexpired term	12/31/2018	IV
Alt. 1-John Driscoll	3-year term	12/31/2019	IV
Alt. 2- Bill Keuntje	2-year term	12/31/2018	IV

Motion to nominate The Daily Record and Roxbury Register as the official 2018 newspapers for the Board: Motion by Simard, second by Hallowich.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Van den Hende, Loughridge, Rinaldi, Mayor Stanzilis. Motion approved.

Regular Session Dates

January 24, 2018 – Reorganization

February 28, 2018

March 28, 2018

April 25, 2018

May 23, 2018

June 27, 2018

July 25, 2018

August 22, 2018

September 26, 2018

October 24, 2018

November 28, 2018

December 19, 2018

January 23, 2019 - Reorganization

Note: Work Sessions will be scheduled as needed. The Engineer, Planner and Attorney will be present at work sessions only when requested. The Attorney and Engineer will be present at all regular and special meetings. The Planner will be present at regular and special meetings only when requested.

Motion to approve advertising Regular meeting dates for the year 2018 and January 2019 by Rinaldi second by Simard.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Van den Hende, Loughridge, Rinaldi, Mayor Stanzilis. Motion approved.

Motion for approval of meeting minutes from December 13, 2017. Motion by Van den Hende second by Simard.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Van den Hende, Loughridge, Rinaldi, Mayor Stanzilis. Motion approved.

Motion to approve Vouchers. Motion by Simard, second by Loughridge.

Roll Call: Wilson, Simard, Foley, Hallowich, Driscoll, Keuntje, Van den Hende, Loughridge, Rinaldi, Mayor Stanzilis. Motion approved.

Application

Hearing:

Alan Tuorinsky – 93 McGregor

Block 10, Lot 5

Residential Site Plan, Bulk Variance

- Application deemed complete October 8, 2017

Chairman calls application and excuses Mayor Stanzilis and Councilman Loughridge as there is a “D” Variance requested by applicant.

Jessica Caldwell requests that the Brookland Partners application (previously scheduled for January 24, 2018) to be called to announce that the applicant did properly Notice and asked to carry the application to the February 28, 2018 meeting with approval by Michael Selvaggi. No further discussion needed.

Chairman announces that he has had prior representation by the applicant’s attorney Bernd Hefele and would it be a conflict of interest. Michael Selvaggi asks Chairman if he feels he can make an objective decision based on the professional relationship, Chairman says yes. Mr. Selvaggi asks Bernd Hefele if he has any objections to Chairman, Mr. Hefele states the relationship is professional only, no conflict.

Bernd Hefele summarizes the Applicants requests for Site plan approval and Variances , then introduces the Applicant’s engineer.

Mike Selvaggi swears in Engineer, Thomas F. Graham, partner with Dykstra Walker Design Group, P.A., 21 Bowling Green Pkwy., Lake Hopatcong, NJ 07849. Mr. Graham is a licensed Civil Engineer and was accepted by the Board as an expert in that field. He began his presentation with a colored Lot Redevelopment Plan marked as Exhibit “A1”. Existing conditions on bottom of plan and highlighted proposed improvements on the top. The Applicant is seeking to redevelop the property, knock down existing dwelling and garage, shorten driveway and add walkways. Dock will remain as is. Proposed dwelling will be centered on lot and increase in length and height (three stories). The proposed garage will be built on same footprint. Impervious coverage will be decreased. Property requires approval from NJDEP, all improvements are located outside of flood hazard zone of 25 feet from bulkhead. Proposed structure will be 2 stories above ground from the street view and 3 stories from lake view because of the grade.

Comments by board engineer altering ridge line to conform with the ordinance of 12ft for accessory structure, not reflected in plans. Location of accessory structure, existing and proposed is located in front yard.

Sewer easement will be addressed at time of construction. Easement was for maintenance of the pump for a defined period of time of 14 years and has now expired. Discharge of the easement at time of approval. “As built” plan to be submitted regarding same.

Chairman questions the placing of the house closer to lake instead of center on property and impact to neighbors. Mr. Graham and Mr. Hefele explain the balancing of the house to walk in from the front on grade level and walk out grade level in back of the house. Consideration to neighbors was taken, Mr. Tuorinsky spoke with his neighbors on both sides. Water detention concerns for run off was mentioned by Chairman. Mr. Graham commented that a drywell can be added at front of property for garage and driveway runoffs. Total 3 parking spots, 2 in driveway and 1 in garage, 3 bedroom dwelling conforms to ordinance. The proposed dwelling is in conformance with the DEP requirements of 25ft from bulkhead. No further comments from board members

Open to the public:

Resident questioned a cement swale that runs along side the property towards the lake used for runoff. Mr. Hefele confirms that the swale is located on the neighbor's property not the Applicant's.

Chairman closed to the public

Applicant called David Karlbach P.P. Ridgewood, NJ, Licensed Professional Planner

Mike Selvaggi swears in Planner

Exhibit "A2"

Arial photo view of site and surrounding area-shape and size of property, narrowness of property and topography, rear of the dwelling, lake front portion of property and neighboring property. Mr. Karlbach noted that the existing home is old, very small, run down and in need of reconstruction. He also showed that the neighboring homes have upgraded to conform with today's lifestyles. In this lakefront section of town, the garages are close to the road. Many of the nearby properties have undergone renovations or are now being renovated despite the undersized dimensions of the neighboring lots.

Mr. Karlbach states positive outcome of redeveloping this property:

- Advances new development along the waterfront
- Replaces an eye sore with an attractive home
- New home that is in harmony with the neighborhood
- Efficient use of land

The new home will be consistent with other renovations in that area, the lot is extremely narrow and there is no building envelope. Despite the lot dimensions Mr. Karlbach believes the Applicant's proposal can accommodate the property's use as intended in an RA-15 zone.

The home is not occupied at this time as of the current rundown conditions and has been vacant 4-5 years.

Mr. Karlback closes with reviewing the variances requested by applicant.

In conclusion Mr. Karlbach states the improved neighborhood harmony and that the application is consistent with new lake front development in the area.

Comments by the Chairman regarding the FAR Ordinance. Mr. Hefele responded to the Chairman's concerns.

Applicant testified that the property had been owned by his parents since 1971 and that he spoke with the adjoining neighbors who were happy to see the property redeveloped. Applicant plans to live in the proposed dwelling.

The matter was then open to the public in which residents spoke in support of the Applicant's plan.

Public portion of meeting was closed.

A short discussion amongst the Board members and advisement of Board Attorney to vote on two separate Motions for approval by Board members.

Motion to approve C1 and C2 Variances: Foley, second Hallowich

Roll Call: Van den Hende, Wilson, Hallowich, Simard, Foley, Rinaldi, Driscoll

VOTE:

IN FAVOR - 7

OPPOSED - 0

Motion to approve D4 (FAR) variance: Foley, second Hallowich

Roll Call: Wilson, Hallowich, Simard, Foley, Rinaldi, Driscoll

VOTE:

IN FAVOR - 6

OPPOSED - 0

ABSTENTIONS - 1

Motion to adjourn by Rinaldi. All in favor. Motion approved.

Respectfully submitted

Kathy Appleby

Secretary