

**BOROUGH OF MOUNT ARLINGTON**  
**LAND USE BOARD MEETING MINUTES**  
July 22, 2020  
7:00 PM

Meeting called to order at 7:08 p.m.

“Pledge of Allegiance to the Flag” recited.

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

Attendance Roll Call: Driscoll, Foley, Van den Hende, Fostle, BaRoss, Rinaldi, Mayor Stanzilis, Lang, Green, Meehan, Karpman, Roldan

Motion to approve Vouchers by Foley, Second by Lang

Roll Call: Driscoll, Foley, Van Den Hende, Fostle, BaRoss, Rinaldi, Mayor Stanzilis, Lang, Green, Meehan, Karpman, Roldan. Note: Hollowich joined late, can vote on second application.

**Application continued:** Wernick, Mathieu and Elisa  
499 Windemere Ave.  
Block 38, Lot 4

- Bulk Area Variance
- FAR Variance

**Recused:**

Van den Hende  
Fostle  
Mayor Stanzilis

LUB Member Dave BaRoss continues as temporary Chairman

Thomas Graham Engineer for Dykstra Walker Group LLC

Took the Boards recommendations into consideration, these are the changes:

- FAR - 0.18% allowed – reduced to 0.26% including boathouse
- Max building height allowed 35ft or 2 ½ stories – reduced to 33.3ft but still at 3 ½ stories
- Max lot coverage 25% allowed - reduced to 41.1%
- Slope disturbance – 10% to 15%, 40% is allowed – reduced to 60.4%.  
15% to 25%, 30% is allowed – reduced to 60.9%. Greater than 25%, 15% is allowed – increased to 62.3%
- Max FAR for accessory building allowed is 528 sq. ft., was 576 sq. ft. - reduced to 528 sq. ft.
- Accessory building in front yard – garage needs to be closer to the road rather behind house because of topographic conditions.
- Accessory bldg. height 12 ft. allowed, modified grading it is now conforms to 12 ft.
- Driveway slope at road 2% is allowed, existing is 7.3%, driveway in area of garage is
- No residential use of the boathouse
- Dock extend did not change

Took 2 ft. off the width for each level, aligned the upper story with the parking lot and went deeper to make the ground floor walk out to patio and pool area.

Dave Clark Borough Engineer- Revised plans for the residence only not the boathouse. Agrees with Mr. Graham with the reductions on the new plans. The water lot coverage is proposed at 42.5% after previously approved boathouse is constructed.

1. Stormwater management calculation was previously based on a larger impervious coverage. They are now at a lesser percentage and is more than adequate on the storm water management system plan
2. Retaining wall on downslope of the pool is over 8ft in height and will need a professional engineer and building permit submitted.

Architectural plans need signature lines for Borough Engineer, Chairman and LUB Secretary  
Non-residential use of the boathouse needs to be clearly stated in the resolution and on plans.

Donna Holmqvist licensed Planner is sworn in  
110 Chestnutridge Rd., Suite 192  
Montville NJ 07645

**Exhibit A1** – Aerial photo of lot and surrounding area

**Exhibit A2** – Land Use Map which replicates the historic value of the Boathouse

**Exhibit A3** – Site and area in R-30 Zone

No opportunity to increase width of property. The applicant is making every effort to restore the historic value of the property and the lake.

Steep slope any structure would require disturbance of steep slopes

Revegetating any disturbed area

Retaining wall will be masked by appropriate landscaping to minimize height of wall

Impervious coverage number has been satisfied and are not overbuilding on the site

A very extensive and substantial rain garden has been implementing in the plan

Stories of dwelling are consistent and compatible with surrounding residences. 2 ½ stories on street and 3 ½ stories on the lake front.

FAR – reduced all structures

The Master Plan states the character and quality of the community being linked to the Lake. Specifies that the area is nearly built out and the lots are nestled into the hillsides

Stabilize property - soil erosion and sediment control

No substantial detriment to the zoning ordinance or the public good

Jessica Caldwell

The reductions are significant in bringing FAR down. All variances on the property have been driven by the steep slopes. The Boathouse conforms with the neighboring properties boathouses

## **Open to the Public**

Colleen Lyons – lake Hopatcong commission

Strongly agrees with a maintenance plan of the rain garden in a deed restriction.

Use variance D4 FAR

Bulk Variances for lot width, impervious coverage, driveway slopes, soil disturbance in slopes,  
And building height, water lot coverage, dock extent into lake, accessory building in front yard  
Deed restriction for boathouse and rain garden maintenance

Motion to grant use area relief and related bulk variances approved by Lang, Second by Foley.

Roll call: Foley, Driscoll, BaRoss, Rinaldi, Lang, Green, Meehan

### **Vote:**

**Yes - 7**

**No - 0**

**Abstained - 0**

**Application:** Valley Road Development Urban Renewal, LLC

100 Fieldstone Drive

Block 61, Lots 42.01 and 42.02

- Site Plan Approval
- Construct a central trash compactor enclosure

Peter Wolfson, Esq. attorney for the applicant

Proposal of a state-of-the-art trash and recycling program

Paul Winters, Professional Engineer is sworn in

Bowman Consulting

54 Horse hill Rd.

Cedar Knolls, NJ

Remove 6 of 7 trash enclosures, use that space for 12 additional parking spaces. Replace with a central compactor unit with enclosure that contains 1 garbage and 1 recycling. The central unit will take 3 parking spaces. The enclosure has 2 access gates 1 for each compactor and is made of black PVC piping.

The enclosures will be 8ft in height. there will be minimal amount of signage and adequate lighting. There will be a de minimis change in impervious coverage.

The first Variance required is for fence height, proposing 8ft where 6ft is required. The compactor is 8.4ft. The fencing height will keep the compactor screened from residents and adjacent properties and will not block views or site line.

Luis DeVos, VP of Operations is sworn in

Woodmont Properties

100 Passaic Ave.

Fairfield, NJ 07004

Currently take trash down hall to trash shoot and some take outside to dumpsters. Haulers pick up 2 to 3 times a week. The hired company will pick up garbage from the tenants five (5) days a week outside their door.

Sunday -Thursday late afternoon to evenings.

Better alternative as it is environmentally friendly, less trucks through the complex, less litter.

The compactor is quiet and does not run all the time.

They are in compliance with parking requirements, the extra spaces will give residents additional space for visitors.

No leakage or odor from the compactor, it is fully contained.

The hired company goes to each building and picks up the individual resident's cans that are outside their door in the corridor. They will then empty to a container that is dumped in the compactor.

They are planning to have a large bulk trash storage container on site on an as needed basis.

They will educate the residents how to distinguish recyclables to reduce the co-mingling of recyclables and waste.

Residents will have access to dump into compactor but not operate it.

Preventive maintenance will be done as per the manufacturer's recommendations. Woodmont properties owns the compactor.

**Open to Public:**

Karen Meehan

36 Elizabeth Way

Landing, NJ 07850

Garbage will be picked up from the individual apartments in the afternoon/evenings. If you are going out of town you are to drop garbage in compactor not leave in the hallway.

Gloucester County has been operating with this facility for over a year now and it has been working out nicely.

Odor and cleanliness are important, a schedule will be posted and residents are not to leave the garbage in the hallway more than a half hour before pick up.

There will be one (1) larger container for the bulk items on site and will be on call.

Leakage of machines – they will monitor the machine and do the regular maintenance. They have 24-hour emergency service with employees on site.

**Closed to the public**

Dave Clark Borough Engineer

The impervious surface west of garage 1 on the plans is to remain. The new parking spaces will be going in front of that pad. Can the pad be replaced with grass? They will dig up that pad and make it a grass area.

Retaining wall design proposed will have to provide a full design by a professional engineer and submit to the building department.

Signature line for Borough Engineer, Chairman and Board Secretary

Leave walking path for pedestrian access

Site plan amendment to eliminate dumpster and replace with compactor recycling center

Bulk Variance for 8ft high fence

Motion to approve by Foley, second by Rinaldi

Roll call: Hallowich, Foley, Driscoll, Van den Hende, Fostle, BaRoss, Rinaldi, Mayor Stanzilis, Lang

**Vote:**

**Yes - 9**

**No - 0**

**Abstained - 0**

Motion to adjourn by Foley, Second by Lang