

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES
October 26, 2022

Meeting called to order at 7:01 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, BaRoss, Rinaldi, Mayor Stanzilis, Green, Karpman, Roldan

Absent: Foley, Fostle, Van den Hende, Fuller

Motion to approve September 28, 2022 Meeting Minutes by Karpman, second by Driscoll

Roll Call: Hallowich, Driscoll, BaRoss, Rinaldi, Mayor Stanzilis, Karpman

Motion to approve Vouchers by Roldan, second by Green

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

Motion to approve Resolution for 23 Windemere Ave. by Rinaldi, Second by Karpman

Vote:

Yes: 6

No: 0

Abstained: 0

Roll Call: Hallowich, Driscoll, BaRoss, Rinaldi, Mayor Stanzilis, Karpman

Application:

4 Richard Drive East

Block 121, Lot 2

Construct Detached Garage

Corey and Jeannine Dash

4 Richard Drive East

Mr. and Mrs. Dash are sworn in.

Mr. Dash stated they have been residents in Mt. Arlington for 25 years and have four (4) kids. They are proposing to construct a detached garage. Mr. Dash states that he is a contractor, he does not have enough space to store tools and equipment. Needs space to park his truck and other vehicles to work on them. Mrs. Dash adds that her mother will be moving in with them in July so they will need the extra garage space to store items from the house to make room for her belongings.

Mr. Selvaggi asks Mr. Dash if he is aware of the comments made by the Engineer in his review regarding stormwater runoff. Mr. Dash asks if a drywell is necessary. Mr. BaRoss explains that stormwater runoff is a concern as we are located in a lake community. Mr. Dash states they will consider a drywell. Mr. Selvaggi comments that the question for the Board is... does the Board want to consider a drywell or require it. Mr. Clark comments that it doesn't necessarily need to be a drywell, it can be a raingarden. Mr. Dash commented that they have been considering doing a rain barrel to capture water for their garden. Mr. Clark states that a rain barrel can be an option. Mr. Dash states he would rather do the rain barrel instead of a rain garden or drywell. Mr. Clark comments that the rain barrel will have to be designed by the architect as there are regulations. The Dash's architect will come up with a stormwater management plan that meets the satisfaction of the Borough Engineer.

Mayor Stanzilis states that one of the things the Green Infostructure Committee did approve of, was rain barrels and states that the barrels do hold quite a bit of water. It does keep the water from sheeting and it drains out slowly. The Rain Barrel is a recommendation of the Borough for stormwater mitigation.

Mr. BaRoss goes over the variances requested by the Applicant. He states that the height is minimal and can be excluded if the Applicant is willing to reduce it. Mr. Dash states that he would consider the reduction of height, although that extra $\frac{3}{4}$ of foot does make a difference aesthetically.

The square footage for accessory structures includes both the existing shed and the proposed garage.

Mr. BaRoss asks the applicant if he has discussed his plans with the surrounding neighbors. Mr. Dash has talked with the neighbors directly around them. None had any objections.

Mr. Clark asks if there will be another electric service brought to the garage. Mr. Dash adds that he wants to bring a new 60amp service to the garage.

No one present for the Public portion of the meeting.

Variances:

- Two (2) front yards and front yard setback for Windemere Ave. - 35ft required, 35.5ft proposed – hardship for two front yards
- Two (2) accessory structures – one is existing
- Height -12 ft. required, proposed 12.75ft – minimal increase
- Square footage for all accessory buildings 528sq.ft required, 704sq.ft proposed – includes the existing shed

Applicant has the option to choose what stormwater maintenance to use. The Applicant is steering towards the rain barrel, they will have their architect design same.

Conditions:

Prior to issuance of a Building Permit there shall be an approved stormwater plan. A deed restriction will need to be in place for the maintenance of the rain barrel for any future owners.

Motion to approve Application by Driscoll, Second by Hallowich

Vote:

Yes: 8

No: 0

Abstained: 0

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

Discussion:

Board to approve the Planner to investigate (do a study) on the property located at 386 Howard Blvd., Block 30, Lot 3.

Motion to approve J. Caldwell and Assoc. to do the study on 386 Howard Blvd. by BaRoss, second by Karpman

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

Meeting Adjourned