

**BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES**

November 15, 2023

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.

Attendance Roll Call: Hallowich, Driscoll, Foley, Green, Roldan, Karpman, Fuller, Wilson

Absent: Fostle, Van den Hende, Rinaldi, Mayor Stanzilis

Motion to approve October 25, 2023 meeting minutes. Motion by Driscoll. Second by Hallowich.

Roll Call: Hallowich, Driscoll, Foley, Roldan, Karpman, Fuller, Wilson

Motion to approve Vouchers. Motion by Roldan. Second by Green

Roll Call: Hallowich, Driscoll, Foley, Green, Roldan, Karpman, Fuller, Wilson

Motion to approve Resolution: Pub 199

199 Howard Blvd.

Mt. Arlington, NJ 07856

Block 61, Lot 16

Amended Site Plan

Motion by Driscoll. Second by Foley

Roll Call: Hallowich, Driscoll, Foley, Roldan, Fuller, Wilson

Motion to approve Resolution for the Boards Recommendation that Certain Property in the Borough be Designated as an Area in Need of Redevelopment.

Motion by Fuller. Second by Foley.

Roll Call: Hallowich, Driscoll, Foley, Green, Roldan, Karpman, Fuller, Wilson

Application: Tony Kerrison

38 Windemere Ave.

Tony Kerrison

Block 17, Lot 6

Minor Subdivision

Tony Kerrison Applicant was sworn in.

35 Windemere Avenue

Mt. Arlington, NJ

Mr. Kerrison states that he would like to subdivide the property. The property is about an acre right now and would equally divide the property in half. No plans for any development at this time.

It is an oversized lot with an older house on it that was demolished. He doesn't believe a larger house on that lot would be appropriate. Mr. Kerrison resides across the street from the property. Mr. Clark states that the lots will meet the Zoning requirements. If the Board grants the approval of the subdivision the applicant needs to provide a description of the two lots prepared by a licensed surveyor with the meets and bounds of those lots prior to filing with the County Clerk. Also, a copy of boundary survey of the main lot by Joseph Greenway needs to be provided. Mr. Cohen explains to Mr. Kerrison that he has 190 days from the Adoption of the Resolution to file a deed with the County Clerk's office along with the legal description of the two (2) lots.

Motion to approve Minor Subdivision by Wilson. Second by Foley
Roll call: Hallowich, Driscoll, Foley, Green, Roldan, Karpman, Fuller, Wilson

Application: Danchuk
44 & 50 Rogerene Way
Landing, NJ
Block 90, Lots 2 & 5
Lot Line Adjustment

Andrew & Paul Danchuk are sworn in.
44 Rogerene Way

Andrew Danchuk is asking for a 10ft. lot line adjustment. Their neighbor Dale Schock is open to selling 10ft of her property to the Danchuk's. Ms. Shock could not attend the meeting, she did sign the application and plans and also wrote a letter of Consent which was provided for testimony.

Dave Clark stated that Deeds need to be recorded with the County Clerk with the Description of meets and bounds, we need to review those prior to filing.

Septic pits where a question as per the original plans, the applicants provided a current survey of 50 Rogerene Way which shows the septic pits 32 ft. from the property line and will be 22ft from property line once approved.

The minimum lot area and minimum lot width on lot 2, variance not required but will include C1 Variance for future. Lot 5 meets all requirements.

Motion to approve the Lot Line Adjustment by Hallowich. Second by Fuller
Roll Call: Hallowich, Driscoll, Foley, Green, Roldan, Karpman, Fuller, Wilson

Motion to Adjourn 7:25