

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES

October 25, 2023

7:00 PM

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, Foley, Van den Hende, Rinaldi, Mayor Stanzilis, Roldan, Fuller, Wilson

Absent: Fostle, Green, Karpman

Motion to approve May 24, 2023 and June 28, 2023 meeting minutes. Motion by Foley.
Second by Roldan.

Roll Call for May 24, 2023 minutes: Driscoll, Foley, Van den Hende, Rinaldi, Roldan, Fuller

Roll Call for June 28, 2023 minutes: Hallowich, Driscoll, Foley, Van den Hende, Rinaldi, Mayor Stanzilis, Roldan, Fuller

Motion to approve Vouchers. Motion by Foley. Second by Driscoll

Roll Call: Hallowich, Driscoll, Foley, Van den Hende, Rinaldi, Mayor Stanzilis, Roldan, Fuller
Motion approved.

Application: Pub 199

199 Howard Blvd.

Mt. Arlington, NJ 07856

Block 61, Lot 16

Amended Site Plan

Ken Fox was previously sworn in and approved to give testimony for the Applicant. Changes to the Amended Site Plan;

1. Shed – Approved 30’ x 40’, 13ft in height.
Existing 30’ x 50’, 17ft. in height.
2. Parking Lot – reconfigured pavement, added three (3) additional parking spaces, added width to the isles. Approved impervious 25.6%, revised 26.0%. No variance as 60% is allowed.
3. Outdoor Pavilion modifications:
 - a. Space between existing building and outdoor pavilion is not covered.
 - b. Stairs and ramps changed to a single stairway and a single ramp.
 - c. Constructed full bar in Pavilion that was not on the previously approved Plan.

The increase in parking spaces increased the occupancy load of the building from 100 occupants to 145 occupants. This complies with the parking regulations.

In regards to the pavilion, there was existing asphalt in that area that was replaced by concrete slab for pavilion. No increase in impervious coverage. Applicant did not install drywell in that area that was on the previous approved plan. Mr. Markou requests not to have to install that drywell.

A second drywell was on the approved plans located by the shed. Mr. Markou did not install that drywell either and asks for a waiver. Mr. Markou insists a drywell is not needed and that there is no additional water run-off.

Mr. Markou made a comment that the adjacent property owner was allowed to construct a poll barn on their property without having to install a drywell. He claimed that the cost of the drywells would be \$30,000.

Exhibit 1A – three (3) photos of the poll barn on the neighboring property Lake Hopatcong Elks, 201 Howard Blvd., Block 61, Lot 15.

Board members informed Mr. Markou that the Borough had ordinances requiring stormwater management and that they have required other applicants to install drywells in the past few years.

Open to the Public

Wayne Cornelius
192 Old Howard Blvd.
Roxbury, NJ

Mr. Cornelius claims that the runoff from Mr. Markou's property is affecting his pond, creating algae growth. Mr. Cornelius could not offer evidence that could prove the construction on Mr. Markou's property was the cause of the issues with his pond.

Exhibit O-1 - pictures of Mr. Cornelius' pond prior to the parking lot at 199 Howard Blvd. being extended and pictures of the pond after construction showing algae growth.

Closed to Public

The waiver to not install the drywell is withdrawn by the Applicant, a single drywell will be installed by the shed. Applicants engineer and Borough engineer to work on storm water management plan.

Modifications to the previously Approved Site Plan:

- to allow for a larger shed previously approved was 30' x 40' now 30' x 50.2'.
- Shed is now 4ft higher than original Plan and 2ft higher than zone allows.
- Parking lot was slightly enlarged.

Modifications to the outdoor pavilion:

- removal of portion of the roof that was connected to the restaurant building
- alterations to the steps leading to the pavilion from the restaurant
- full bar installed

Motion to approve Amended Site Plan by Foley. Second, by Driscoll.

Roll Call: Hallowich, Foley, Driscoll, Van den Hende, Roldan, Rinaldi, Mayor Stanzilis, Fuller

Vote:

Yes: 8

No: 0

Abstained: 0

Public Hearing:

Non-condemnation Area in need of Redevelopment Study for Block 30, Lots 1 and 3.

Jessica Caldwell reviews her report on the Area in Need of Redevelopment Study for 382 & 386 Howard Boulevard, Block 30, Lots 1 & 3. The Study reviews whether this area qualifies as a Redevelopment Area pursuant to the requirements of the Local Redevelopment and Housing Law (LRHL).

What the Borough is trying to do is encourage smart growth within the community. In this downtown area of the Borough is in need Redevelopment. Making the Area contiguous opens the potential for future beautification of the downtown area.

Open to the Public:

Daniel Terp (Owner)
382 Howard Boulevard
Block 30, Lot 1

Agrees with the Plan but noticed that information of assessment of land at \$135,000 and \$297,800 for improvements are incorrect. He requested that the town not include his property in the redevelopment, feeling there would be a decrease in value of his property. Mr. Terp was under the impression that the town could come in at any time. Jessica explained that this is a non-condemnation area and the municipality will not have the power to exercise eminent domain to acquire the property.

Closed to the Public

Motion to accept and recommend that Study for Block 30, Lots 1 & 3 are areas in need of Redevelopment by Foley. Second by Fuller.

Roll Call: Hallowich, Driscoll, Foley, Van den Hende, Rinaldi, Mayor Stanzilis, Roldan, Fuller, Wilson

Motion to Adjourn