

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

Regular Meeting

December 8, 2010

7:00 PM

1. Call meeting to order.
2. "Pledge of Allegiance to the Flag".
3. This meeting was advertised in the Daily Record and the Roxbury Register.
4. Roll call.
5. Approval of minutes from November 10, 2010 meeting. Deletions, corrections, omissions?
6. Correspondence -- copies distributed, originals on file with secretary.
7. Approval of vouchers.
8. Memorialization of Resolution:

Hanson – 358 Howard Boulevard, Block 35, Lot 25. Application to obtain front yard setback relief for the construction of a new dwelling within the footprint of the pre-existing structure that has since been demolished to the foundation.

9. Discussion Item:

Highlands Master Plan Element. To present, discuss and accept public comment on the draft Municipal Master Plan "Highlands Element" to address mandatory Highlands Regional Master Plan requirements necessary to achieve Basic Plan Conformance for the Preservation Area. This draft Highlands Element will be submitted with the petition for Plan Conformance for the Preservation Area.

10. Motion to adjourn.

BOROUGH OF MOUNT ARLINGTON

PLEASE TAKE NOTICE that the Land Use Board of the Borough of Mt. Arlington will review, discuss and accept public as well as written comment on the draft Municipal Highlands Element at 7:00 p.m. on Wednesday, December 8, 2010 in the Mt. Arlington Borough Hall located at 419 Howard Boulevard, Mt. Arlington, NJ 07858. The document is available for public review at the Municipal Clerk's office located within the Municipal Building.

(S7.28)

241141

Neptune, N.J. 07754

November 27, 2010

Date: _____

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

**BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES
December 8, 2010 – 7:00 PM**

Meeting called to order at 7:01 p.m.

“Pledge of Allegiance to the Flag” recited.

Roll Call: Present: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli, Stanzilis, Ondish.
Absent: Wilson, Hughes, vandenHende, Nelson, Galate.

Approval of meeting minutes from November 10, 2010 meeting. Motion by Foley, second by Fostle. Yes: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli. Minutes approved.

Approval of vouchers. Motion by Foley, second by Cerasoli. Yes: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli, Stanzilis, Ondish. Vouchers approved.

7:03 p.m. – Galate arrives

Discussion Item:

Highlands Master Plan Element. To present, discuss and accept public comment on the draft Municipal Master Plan “Highlands Element” to address mandatory Highlands Regional Master Plan requirements necessary to achieve Basic Plan Conformance for the Preservation Area. This draft Highlands Element will be submitted with the petition for Plan Conformance for the Preservation Area.

Donna Holmqvist of Burgis Associates summarizes the draft module for the Board.

Galate: Since affordable housing portion does not affect Mt. Arlington, should this portion be omitted?

Ondish: Confirms that this portion does not currently apply but since regulations may change, the affordable housing portion may remain to avoid future modifications to the Master Plan.

Foely: Will the Highlands regulation affect any development opportunity of Mt. Arlington residents?

Holmqvist: Only those in the Preservation Area would be restricted. This area is limited to a small portion of the Borough.

Selvaggi: The expansion of water and sewer would be restricted within the Preservation Area.

Ondish: Acceptance of this module will allow for further grant money from the Highlands to investigate the Brownfield Redevelopment of the Borough landfill.

Loughridge: Name is spelled incorrectly in the draft document.

Ondish: Also, Sendler should be replaced by Paul Nelson within the document.

7:25 p.m. – Open to public

7:25 p.m. – Closed to public

Acceptance of draft Master Plan Element. Motion by Simard, second by Cerasoli. Yes: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli, Stanzilis, Galate, Ondish. Motion approved.

Executive Session:

Motion to enter Executive Session by Simard, second by Foley. Yes: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli, Stanzilis, Galate, Ondish. Motion approved.

7:26 p.m. – Executive Session

7:50 p.m. – Return from Executive Session

Continuation of Public Hearing:

Hanson – 358 Howard Boulevard, Block 35, Lot 25. Application to obtain front yard setback relief for the construction of a new dwelling within the footprint of the pre-existing structure that has since been demolished to the foundation.

Roger Thomas, esq. of Dolan and Dolan presents application

Applicant, John Hanson, and Architect, Frank Mileto, continue to provide testimony under oath.

Mileto: Presents plan of proposed parking space located on the southerly side of the existing garage.

Discussion of safety and site distance of proposed space.

Discussion of adjacent property blocking view in the future by fence or plantings.

Hanson: Any obstructions would block the adjacent property owner's site distance as well.

Ondish: Feels potential adjacent improvements should not be considered in the present application.

Loughridge: Feels the proposed location is compounding a pre-existing problem.

Could an easement be obtained from the adjacent property to the south?

Hanson: He is not sure.

Selvaggi: Could the parking space be reconfigured to allow space to turn around?

Phil: A parallel parking space would prevent traffic being blocked while backing into the garage. An easement would not be required and site distance in the southerly direction would be adequate from the proposed space. Adjacent property would not be affected.

8:29 p.m. – Open to public

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Phil: A site easement will be required regarding the height of the retaining wall to the proposed parking space.

Mr. Selvaggi will incorporate the decision of tonight's meeting into the draft resolution prepared from the November 10, 2010 meeting into one resolution to be memorialized at the next regularly scheduled meeting.

Motion to grant variance for additional impervious coverage required for proposed parking space by Foley, Second by Simard. Yes: Hollowich, Foley, Loughridge, Simard, Fostle, Cerasoli. Motion approved.

Motion to adjourn. Yes: All in favor. Motion approved.

Meeting adjourned at 8:39 p.m.

Reyna M. Burger
Clerk/Secretary to the Board

REVISION A

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MEMBER THE ASSOCIATED PRESS AND THE AMERICAN NEWSPAPER PUBLISHERS ASSOCIATION

Daily Record

P.O. Box 886
Neptune, N.J. 07754

BOROUGH OF MOUNT ARLINGTON
419 HOWARD BLVD
MOUNT ARLINGTON, NJ 078561129
Attn: REYNA M. BURGER

November 27, 2010

Acct# 60965074 Order # 0101241141

AD #	DATES	Advertisement/Description	Publications	NUMBER OF LINES	RATE PER LINE	TOTAL AMOUNT
0101241141		LUB MASTER PLAN	1 x	26	0.26	\$7.28
	11/27/10					
		Affidavit of Publication Charge				0.00
		TOTAL AMOUNT DUE				7.28

Check # _____

Date: _____

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I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE _____
TITLE _____ DATE _____

CERTIFICATION BY APPROVAL OFFICIAL
I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:


APPROPRIATION ACCOUNTS AND AMOUNTS CHARGED: P.O. # _____

SIGNATURE _____
TITLE _____ DATE _____

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: November 27, 2010

Signature: 

Federal ID #: 061032273

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.