

PLANNING/ZONING BOARD
BOROUGH OF HALEDON
510 Belmont Avenue
Haledon, New Jersey 07508

Meeting Minutes: April 7, 2016
Regular Meeting
Haledon Council Chambers

1. The Open Public Meeting notice was read into the record.
2. Call to order The meeting was called to order by: James Van Sickle-Board Chairman at 7:08 PM.
3. Roll Call of the Board was taken:

4. Present were:

James Booth	Absent:
James Van Sickle(Chairman)	Peter Martin (Alternate)
Joe Moore(Vice Chairman)	Mayor Stampone
Blan Jarkasi (Alternate)	Islam Sery
Jim Iza	Edwin Colondres
Aleksandra Tasic(Alternate)	Rick Grove

Debbie Gutches-Board Secretary

Board Attorney: Anthony Benevento, Esq.(Present)
Board Engineer: Alaimo Group/Nordan Murphy(present)
Mayor and Council Officials: Mayor Stampone(Absent)
Islam Sery(Absent)

5. Acceptance of meeting minutes: March 3, 2016:
Motion by: Moore, seconded by:Booth,
Roll Call Vote:
Booth-yes,Moore-yes, Van Sickle-yes
Iza-yes, Tasic-yes, Jarkasi-yes
6. Applications: Nablus Realty Investment LLC.388-396 Belmont Ave.. Haledon,NJ
Block 89 Lot 1,20.01,21, preliminary & Final Site plan.
Attorney: Joseph Petrillo, Esq. Osterkorn Engineering Associates.
Testimony: Archi-Tap Designs Inc./Mr. Petriello applicants attorney.Yaz Jawaerana,managing member.
Motion to open the public portion by: Moore, seconded by: Booth,
Roll call vote: Moore-yes,Booth-yes, Van Sickle-yes,
Jarkasi-yes, Iza-yes, Tasic-yes.
 - John Sasvari/15 Harris St. Property owner, questions, Garbage and re Fridgeration noises.
 - Helen Picolo/21 Harris St. Property owner, questioned truck parking, Tenant has a hard time Parking on street now.
 - *Jean Svorian-Harris St. wholesale produce company owned by applicant.Motion to close the public portion by: Boot,,seconded by: Moore,
Roll call vote: Moore-yes,Booth-yes, Van Sickle-yes,Jarkasi-yes, Iza-yes,
Tasic-yes.

Motion to Approve application by: Booth,noted turning the old bus garage into a new business,
Seconded by: Jarkasi,
Roll call vote: Moore-yes, Booth-yes, Van Sickle-yes,Jarkasi-yes, Iza-yes, Tasic-yes.
Iza-yes.

7. Zoning Certificate of Compliance:Denial/Haledon Car wash/450 Belmont Ave.
Haledon, NJ 07508: Conditions in resolution 2/16/1994. Attorney: M.De Marco,Esq.
Board comments: Mr. Booth recused himself from this hearing.
Mr. Killion present as property owner. Surinder Seehra Manager Belmont Car Wash.
Testified did not know there was a resolution when they purchased the business.
Mr. De Marco, attorney for applicant testified 4 or 5 cert.of occupancy was given out
through the years by various Zoning officers until now.
Board action: Motion to affirm Mr.Booths denial letter by: B.Jarkasi, seconded by:J.Moore,
Roll call vote: Moore-yes, Booth-yes, Van Sickle-yes, Jarkasi-yes, Iza-yes, Tasic-yes/ 5 yes votes.
8. New Business: N/A- Board discussion.

9. Old Business: N/A

10. General Public Portion:

Motion by: Booth,seconded by: Moore,
Roll call vote: Booth-yes,Moore-yes, Van Sickle-yes, Jarkasi-yes,Iza-yes, Tasic-yes.
Mr. Piccolo-21 Harris St. received two notices on Haledon chicken, in the mail.
Motion to close the public portion: by: Moore-yes,seconded by: Booth,
Roll call vote: Booth-yes,Moore-yes, Van Sickle-yes,Jarkasi-yes, Iza-yes, Tasic-yes.

11. Approval of Requisitions:

Alaimo Group/Escrow/570-574 Preakness Ave.	\$	268.98
Alaimo Group/Escrow/ Tandem Group/Escrow		153.78
Alaimo Goup/Escrow/8 Hoxey Pl. Lanxess Corp.		87.50
Alaimo Group/Escrow/23 W.Haledon Ave.		356.48
Alaimo Group/Escrow/ Jehovahs Witness/281 Burhans Ave.		745.69
NJ Planning Officials/Mand.training J.Iza 4/16/16		80.00
Gino Cammarota/Escrow refund/3/24/16		1,539.40
Total Invoices:	\$	3,231.83

Motion by: Booth, seconded by:Moore,
Roll call vote: Moore-yes.Booth-yes, Van Sickle-yes,Jarkasi-yes.Iza-yes, Tasic-yes.

12. Communications:

- (A) Public Services Wetlands permit application 2/22/16.
- (B) Assemblyman Benjie Wimberly,hearing dates budget committee 3/3/16.
- © Alaimo Engineer contract for 2016.
- (D) Alaimo appointment letter 3/17/2016.
- (E) NJ Planner publication January-February 2016 edition.
- (F) County of Passaic/FNS Realty conditional approval 3/22/16.

Motion to accept and file correspondence by:Booth,seconded by:Moore,,
Roll call vote: Booth-yes,Moore-yes, Van Sickle-yes,Jarkasi-yes
Iza-yes,Tasic-yes.

- 13 .Meeting Adjournment: Motion to adjourn meeting at: 9:53 P.M. by Moore,
seconded by:Booth,
Roll call vote: Moore-yes,Booth-yes.Van Sickle-yes
Jarkasi-yes,Iza-yes, Tasic-yes.
Next meeting date: May 5,2016 Abdo/48 Tilt St Haledon, NJ

Deborah Gutches
Borough of Haledon

Planning/Zoning Board Secretary
April 27, 2016