

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

Meeting Minutes: February 4, 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: Edwin Colondres
James Booth
James Van Sickle(Chairman)
Joe Moore(Vice Chairman)
Blan Jarkasi (Alternate) 7:20 pm
Jim Iza (7:30pm)
Rick Grove
Mike Alfano(Alternate)
- Absent:
Peter Martin (Alternate)
Mayor Stampone
Dewan Ahsan
Alexanra Tasic(Alternate)
Islam Sery

Debbie Gutches-Board Secretary

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

5. Acceptance of meeting minutes: January 14,2016
Motion by: J. Moore, seconded by J.Booth,
Roll Call Vote:
J. Booth-yes,J.Moore-yes,J.Van Sickle-yes, Colondres-yes,Grove-Abstain,
Alfanoi-yes.
5. Resolution Tasleem Khan/Contract Purchaser: 570-574 Preakness Ave. Haledon,NJ

Motion to carry resolution. by: Booth,,seconded by:Moore,to 3/4/16 meeting,
Incorporate sprinkler in resolution by board attorney.
Roll call vote: Moore-yes,Booth-yes, Van Sickle-yes, Colondres-yes,Grove-yes,Alfano-yes.
6. Site Plan applications: (A) Amended/Final site plan:Continuance:
Peter & Nick Realty,LLC.
Block 80 Lot 44 23 W.Haledon Ave. Haledon, NJ 07508
Mr. Benevento,testimony is complete.
Motion to open the public portion this application by:Booth,seconded by: Moore,
Roll call vote: Booth-yes,Moore-yes, Van Sickle-yes,Colondres-abstain,Grove-yes,
Alfano-yes,,Iza-abstain. No one in attendance.
Motion to close the public portion by: Booth,seconded by: Moore,
Roll call vote: Booth-yes,Moore-yes, Van Sickle-yes, Colondres-yes,Iza-abstain, Grove-yes,
Alfano-yes.

Motion to approve application, preliminary & final site plan by: Booth,seconded by: Moore,

Roll call vote: Moore-yes, Booth-yes,. Van Sickle-yes,Colondres-yes,Grove-yes, Iza-abstain
Alfano-yes..

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Site Plan applications: (B) Preliminary/Final site plan application:

Nadia Almaita

Block 41 Lot 21 325 Hobart Ave.Haledon,NJ 07508

Architect: Mathes Architec, testimony: Nadia Almaita, homeowner, 61 Barbour St.Haledon,NJ.

Was not aware the original resolution approved 2/12/03 has expired,would still pursue project to construct a single family home.Mr. Benevento notice was in compliance. Chairman Van Sickle asked the applicants are they in favor of separating the 2 lots,which were merged in The revaluation process? They responded yes.

Motion to open the public portion of this application by: Booth,seconded by Moore,
No one in attendance.

Motion to close the public portion by:Grove ,seconded by:Colondres-yes,
Roll call vote:Moore-yes,Booth-yes,Van Sickle-yes,Colondres-yes,Iza-yes,
Grove-yes.Alfano-yes,.

Motion to approve preliminary & Final site plan by: Booth,seconded by: Grove,
Roll call vote: Moore-yes,Booth-yes,Van Sickle-yes, Colondres-yes,Iza-yes, Grove-yes,
Alfano-yes.7 yes votes

8. New Business: Pending applications: Nablus Realty Investment,LLC.
388-396 Belmont Ave. Haledon,NJ
Proposed fruit & vegetable market.

9. Old Business: N/A

10 Approval of Requisitions:

Alaimo Group/Escrow/21 East Barbour St. 11/30/15	\$ 212.50
Alaimo Group/Escrow/23 W.Haledon Ave. 11/30/15	212.50
Alaimo Group/Escrow/570-574 Preakness Ave. 11/30/15	605.00
Anthony Benevento, Esq./Escrow/Resolution	905.00
Total Invoices:	\$1,980.00

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

11. Communications:

- (A) Email letter to Mr.Rubin,esq.from Mr.Benevento, 1/18/16.
- (B) Bond reduction letter 1,to Beazer homes from N.Murphy Alaimo Group.
- © Passaic County Development review application 2016-2018.
- (D) Interoffice memo from Tax Assessor B.Townsend: Almaita application 1/27/16.
- (E) Escrow request letter: 2 John St. Associates 1/20/16.

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

- 12.Meeting Adjournment: Motion to adjourn meeting at: 8:00 P.M.. by Grove,
seconded by:Booth,
Roll call vote: Moore-yes,Booth-yes,J.Van Sickle-yes Colondres-yes,
B.Jarkasi-yes.Iza-yes,Grove-yes, Alfano-yes.
Next meeting date: March 3, 2016

Deborah Gutches
Borough of Haledon
Planning/Zoning Board Secretary
February 26, 2016