

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

Meeting Minutes: January 14, 2016
Reorganization/ Regular Meeting
Haledon Senior Center

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 7:05 PM.
3. Roll Call of the Board was taken:
4. Present were:

James Booth	Absent:
Joe Moore(Vice Chairman)	Peter Martin (Alternate)
James Van Sickle(Chairman)	Edwin Colondres
Dewan Ahsan(arrived 7:20pm)	Rick Grove
Blan Jarkasi	Mike. Alfano
Jim Iza	

Deborah Gutches-Board Secretary

Board Attorney: Anthony Benevento, Esq.
Board Engineer: Alaimo Group-(N.Murphy)
Mayor and Council Officials: Mayor Stampone(absent)
Islam Sery(absent)

5. Reorganization of Board Members:
 - (A) To appoint a chairman of the Board: Motion:James Van Sickle,
By Booth, seconded by:Moore, Roll call vote:
Booth-yes,Moore-yes,Van Sickle-yes,Jarkasi-yes,Iza-yes
 - (B) To appoint a vice chairman:Joe Moore, by:Booth,seconded by:
Jarkasi, Roll call vote: Booth-yes, Moore-abstain,Van Sickle-yes,
Iza-yes.Jarkasi-yes.
 - (C) To appoint a secretary of the board: Deborah Gutches,by: Moore,
Seconded by: Booth,Roll call vote: Booth-yes, Moore-yes,
Van Sickle-yes, Jarkasi-yes, Iza-yes.
 - (D) To appoint the Board Attorney: Anthony Benevento, by: Booth, seconded by: Moore,
Roll call vote:Booth-yes,Moore-yes, Van Sickle-yes, Iza-yes, Jarkasi-yes
 - (E) To appoint the Board Engineer: Alaimo Group by: Booth, seconded by: Moore,
Roll call vote: Booth-yes,Moore-yes,Van Sickle-yes, Jarkasi-yes,Iza-yes.
 - (F) Motion to adopt a meeting schedule for the year 2016 by: Moore, seconded by:
Jarkasi,Roll call vote: Booth-yes,Moore-yes,Van Sickle-yes,Jarkasi-yes,
Iza-yes.
6. Motion to close the reorganization part of the meeting by: Booth, seconded by: Moore,
Roll call vote: Booth-yes,Moore-yes,Van Sickle-yes, Jarkasi-yes,Iza-yes. Closed reorg 7:10 PM.

Motion to open the regular meeting by: Moore, Seconded by: Booth.
Roll call vote: Booth-yes,Moore-yes,Van Sickle-yes,Jarkasi-yes,Iza-yes.
7. Acceptance of meeting minutes: December 10,2015.
Motion by:Booth, seconded by Moore,
Roll Call Vote:
Booth-yes Moore-yes, Van Sickle-yes, Jarkasi-yes,Iza
8. (A) Site Plan/Bulk Variances: Tasleem Khan/Contract Purchaser

570&574 Preakness Ave.
Haledon, NJ 07508

Block1 Lot 1 & 3 Attorney: Michael Rubin Esq. Engineer: Stewart Surveying/Engineering:
Testimony: Applicant,Mr Tasleem Khan/Patrick Mc Clean,engineer,filed deed to consolidate 2
lots.

Booth-3 stories? Sprinkler system installed, required for 3 stories by attorney Benevento,

Motion to open the public portion by:Booth, seconded by:Moore,

Roll call vote: Booth-yes,Moore-yes, Van Sickle-yes, Ahsan-yes, Jarkasi-yes,Iza-yes.

Mr. John Consentini/17 Albanese Road Haledon,NJ, live next to property. The Boulders
are unstable. Land and rock there is unstable. A dangerous curve and water coming out of
the mountain all the time. Wants to know who is responsible for damage to his property.

Mr. Benevento inform Consentini that Geortech report has to reviewed by board engineer.

Motion to approve application by: Booth, seconded by: Ahsan, as per testimony, comments
& Alaimo Reports provided.

Roll call vote: Booth-yes, Moore-yes, Van Sickle-yes, Ahsan-yes,Jarkasi-yes,
Iza-yes.

(B) Amended/Final Site Plan: Peter & Nick Realty,LLC.

Block 80 Lot 44 23 west Haledon Ave. Haledon, NJ 07508

Attorney: John Barbarula, Esq./Rigg Associates, PA Engineer

Mr. Van Sickle, stipulations were not met in the old resolution. Vacant lot was sold.

Empty lot owned Big Jims.

Application carried: 2/4/ 2016 meeting, recording device stopped. 8:25 PM.

9. General Public Portion:

No one in attendance.

10. New Business: Pending applications: Nadia Almaita/325 Hobart Ave. Haledon, NJ
Single family home construction.

11. Old Business: N/A

12.Communications:

(A) Letter to Mr. Asadurian, with resolution and proof of publication from board secretary
12/22/15.

(B) Escrow request letter to: Mr. Lioni, tandem Group from board secretary 12/4/15.

Motion to accept & file correspondence by:Ahsan, seconded by: Moore,

Roll call vote: Booth-yes,Moore-yes, Van Sickle-Yes, Ahsan-yes,Iza-yes, Jarkasi-yes.

13. Requisitions:.

North Jersey Media Group/Escrow/21 East Barbour St. 12/17/15 \$ 42.92

North Jersey Media Group/Prof. Service ad 12/9/15 115.72

Total Invoices: 158.64

Motion by: Dewan, Seconded by: Moore, Roll call vote: Booth-yes .Van Sickle-yes, Moore-yes,
Ahsan-yes,,Iza-yes, Jarkasi-yes.,

14.Meeting adjournment:

Motion to adjourn meeting at: 9:25 pm by Ahsan, seconded by: Moore,

Roll call vote: Booth-yes Moore-yes, Van Sickle-yes, Ahsan-yes,
Iza-yes.

Next meeting date: February 4,2016

Deborah Gutches

Borough of Haledon/Planning/Zoning Board secretary 1/29/16