

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

Meeting Minutes: May 5, 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 7:00 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
Rick Grove	Islam Sery
Jim Iza -7:05 PM	Blan Jarkasi (Alternate)
Mike Alfano (Alternate)	Aleksandra Tasic (Alternate)
Edwin Colondres	
Dewan Ashan	
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: April 7, 2016:
Motion by: Booth, seconded by Ahsan,
Roll Call Vote:
Booth-yes,Moore-yes, Van Sickle-yes, Ahsan-yes, Colondres-yes,
Grove-yes, Alfano-yes.
6. RESOLUTIONS (A) Belmont Car Wash,LLC. 450 Belmont Ave.. Haledon,NJ
Block 87 Lot 7, Denying certificate of compliance/occupancy:

Motion to memorialize resolution by: Moore, seconded by: Grove,
Roll call vote: Moore-yes,Booth-abstain, Van Sickle-yes,Ahsan-yes, Colondres-Abstain,
Grove-yes, Alfano-abstain, Iza-yes.

RESOLUTIONS: (B) Nablus Realty Investments, LLC.
388-396 Belmont Ave. Haledon, NJ 07508
Block 89 Lots 1,20.01&21, approving preliminary/final site plan.

Motion to memorial resolution by: Booth,seconded by: Moore,
Roll call vote: Moore-yes,Booth-yes, Van Sickle-yes,Ahsan-yes, Iza-yes,
Grove-yes,Alfano-yes.

7. SITE PLAN APPLICATION: Haledon Chicken,LLC.
438 Haledon Ave. Haledon, NJ 07508
Block 85 Lot 1 Attorney: John Wyciskala, Esq. Engineer: Bohler Engineering:Robert Stryker
Preliminary/Final Site Plan,C Variances.
Testimony:Elnardo Webster,Esq. Traffic Engineer: John Harten, Planner: David Karnabach.
C Business zone district, Parking variance/Sign variance.
Engineer requests change in plans to address all board concerns. One way driveway, trash

Changes in curbing, maintain fence. 7 day week operation, 10:30 AM-11:00 PM.
Exhibit A-8 3 sheets aerial photo site & surrounding area.

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

Carmen Rosado/34 Richardson Ave.-20 year resident, had problems with 7-11, driveway on
Halsey Ave., more traffic. Kids playing basketball, dangerous. Also lighting will affect me.
A low fence on Halsey Ave. We have barbeques, picnics. Living behind Popeye's Chicken.
Fence height, open chain link fence.

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

Board Action: Motion to approve the application by Ahsan, Seconded by Booth,
With all conditions in the Alaimo Group letter dated 4/29/16. Three signs, parking variance. Devel.
Agreement. Roll call vote: Moore-yes, Booth-yes, Van Sickle-yes, Ahsan-yes, Colondres-yes, Iza-yes,
Grove-yes, Alfano-yes.

8. New Business: N/A Board Discussion.

9. Old Business: N/A

10. General Public Portion:

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

11. Approval of Requisitions:

Anthony Benevento, Esq. Escrow/Resolution/Belmont Car Wash	\$ 1,150.00
Anthony Benevento, Esq. Escrow/Resolution/Nablus Realty LLC	1,150.00

Total Invoices: \$ 2,300.00

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

12. Communications:

- (A) Hudson-Essex soil Conserv. District/Tandem Group 3/3/2016.
- (B) Hudson-Essex soil Conserv. District/Passaic Cty Gas Syst. 3/15/16.
- © Letter from Arcadis/regard Nablus Realty MUA water dept. 4/7/16.
- (D) County of Passaic/Peter&Nick Realty/23 West Haledon Ave. 4/7/16.

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

13 .Meeting Adjournment: Motion to adjourn meeting at:9:11 P.M. by Moore,
seconded by:Alfano,
Roll call vote: Moore-yes,Booth-yes.Van Sickle-yes, Ahsan-yes, Colondres-yes,
,Iza-yes, Grove-yes.Alfano-yes.
Next meeting date: June 2,2016 Abdo/48 Tilt St Haledon, NJ
July-August Summer schedule/No Meetings.

Deborah Gutches
Borough of Haledon
Planning/Zoning Board Secretary
May 25, 2016