

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

Meeting Minutes: November 12, 2015  
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 7:10 PM.
3. Roll Call of the Board was taken:
4. Present were:

James Booth	Absent:
James Van Sickle(Chairman)	Peter Martin (Alternate)
Jim Iza	Islam Sery
Mike Alfano	Blan Jarkasi(Alternate)
Joe Moore(Vice Chairman)	
Dewan Ahsan	
Rick Grove	
Deborah Gutches-Board Secretary	

Board Attorney: Anthony Benevento, Esq.  
Board Engineer: Alaimo Group-Rich Drews  
Mayor and Council Officials: Mayor Stampone(Absent)  
Mounir Almaita(Absent)

5. Acceptance of meeting minutes: October 8,2015.

Motion by: J.Booth,, seconded by M.Alfano,  
Roll Call Vote:  
Booth-yes.Moore-abstain,,Van Sickle-yes, Ahsan-yes,  
Grove-abstain, Alfano-yes.

6. (A) Sketch Site Plan: 21 East Barbour Street, LLC  
. Haledon, NJ 07508

Block 90 Lot 6.01 Proposed second floor walkway  
Brian Gerber, Sworn in for record, member LLC,2 Member LLC.  
Attorney: Greg Asadurian,Esq. Architect:Kaltsis Architecture  
Exhibits A-1 Drawing shown. Add 3 doors, and repairs to fire damaged building.  
Ira Kardjain, 2<sup>nd</sup> member of LLC 21 East Barbour St.  
Variances: Rear yard setback, side yard setback, lot coverage variance.  
Motion to open the public portion by: Grove ,seconded by: Ahsan,  
Roll call vote:Booth-yes, Moore-yes,Van Sickle-yes,Ahsan-yes,  
Iza-yes, Grove-yes. Alfano-yes.

Tom Fierro:17 East Barbour St. Is the walkway wood or steel?  
Presently 4ft. wide non-conforming pre-existing condition. Would  
like a copy of the survey.

Nancy Anthony:425 Roe St. Behind property, concerned with how much of  
it is coming out. Would also like a copy of the survey.

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

Motion to approve application consistent with the engineer Alamo report dated: 10/22/15  
by Booth, seconded by: Grove,

Roll call vote: Booth yes, Moore-yes,Van Sickle-yes,Ahsan-yes, Iza-yes, Grove-yes  
Alfano-yes. 7 yes votes.

(B) Sketch Site Plan: Yosef Addo/48 Tilt St. Haledon,NJ 07508  
 Variances required: Front yard,side yard setbacks,convert single family home, to 2 family dwelling.  
 Architect: Ali Qureshi/Architect.  
 Attorney: Matt Earle Esq. Seeking variances/front yard setback, side yard and a parking variance. Sheet A-2 Architect: Ali Qureshi qualified as an expert witness.  
 Board attorney: Mr.Benevento suggested the applicant come and testify with a planner.  
 Advertise in the newspaper only, no new notice to property owners. Topographical Study, Maps and a professional planner is requested by the board.  
 Motion to carry this application 60 days by: Booth, seconded by: Moore,  
 Roll call vote: Booth-yes,Moore-yes, Van Sickle-yes,Ahsan-yes,Iza-yes, Grove-yes,Alfano-yes.

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

No one in attendance.  
 Motion to close the public portion by:Booth,seconded by:Grove-yes,  
 Roll call vote: .Booth-yes Moore-yes, Van Sickle-yes Ahsan-yes,Iza-yes,Grove-yes,Alfano-yes.

8. New Business: Pending applications: 23 W.Haledon Ave.  
 570-74 Preakness Ave.  
 (A) Authorize the secretary to request proposals for professional services,2016.  
 (B) Discuss meeting times start and adjourn time for the year 2016.  
 (C) Basic land use course certificate 9/27/15 for Mike Alfano.  
 Motion to authorize the secretary to request proposals for professionals by:Booth,  
 Seconded by: Grove, All in favor.

9. Old Business: N/A

10. Approval of Requisitions:

Alaimo Group/Escrow/21 East Barbour St. LLC 9/30/15	\$	255.00
Alaimo Group/Escrow/23 W.Haledon Ave. 9/30/15	.	1,020.00
Alaimo Group/Escrow/ 48 Tilt St. 9/30/15		255.00
Alaimo Group/Escrow/8 Hoxey Pl/550 Belmont Ave.Lanxess		170.00
Alaimo Group/Escrow/Jehovahs Witness/281 Barbour St.8/31		893.56
Alaimo Group/Escrow/Jehovahs Vitness 7/30/15		814.35

Total Invoices: \$ 3,407.91

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

12. Communications:

- (A) Budget requests 2016 from Borough Administrator.
- (B) Letter and site location map for William Paterson University for a flood Hazard area permit, 10/26/15..
- © Notice to property owners regarding Sunset Ridge Development LLC. 617 Preakness Ave. Totowa, NJ 07506
- (D) Hudson-Essex-Passaic Soil Conservation District, Preakness Valley Demolition.

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

13. Meeting Adjournment: Motion to adjourn meeting at: 8:30 P.M.. by: Moore,  
seconded by:Booth,  
Roll call vote: Booth-yes, Moore-yes,.Van Sickle-yes,Ahsan-yes,Iza-yes,Grove-yes,Alfano-yes.

Next meeting date: Dec. 10,2015,Pending applications: 23 West Haledon Ave..  
570-574 Preakness Ave.

January 14, 2016 Reorganization/Regular meeting.  
Deborah Gutches  
Borough of Haledon  
Planning/Zoning Board Secretary  
Dec. 3, 2015