

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

Meeting Minutes: January 8, 2015
Reorganization/Regular Meeting

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 Vice Chairman at 7:35 PM.
3. Roll Call of the Board was taken:
- 4.

Present were:

James Booth
James Iza
Dewan Ashan
Islam Sery
James Van Sickle(Vice Chairman)
Joseph Moore
Mounir Almaita
Debbie Gutches-Board Secretary
Mike Alfano(Alternate)

Absent:

Peter Martin (Alternate)
Mayor Stampone
Rick Grove

Board Attorney: Anthony Benevento, Esq.

Board Engineer: Richard Drewes-Alaimo Group Engineering

Mayor and Council Officials: Mayor Stampone(Absent)
Mike Alfano(Alternate)in place of R.Grove.

5. Reorganization of Board Members: Motion to appoint James Van Sickle: as Chairman of the Board by J. Booth, seconded by M.Almaita,
Roll Call Vote:
J. Booth-yes, J. Moore-yes, J. Van Sickle-yes, D.Ashan-yes, J.Iza-yes,
I. Sery-yes, M. Almaita-yes, M.Alfano-yes.
Mr. Van Sickle thanked the board for his appointment.
(A) Motion to appoint J.Moore as Vice Chairman of the Board by M.Almaita,
seconded by J.Booth, Roll Call Vote: J.Booth-yes, J.Van Sickle-yes, J.Iza-yes,
J. Moore-abstain, D.Ashan-yes, M.Almaita-yes, M.Alfano-yes, I.Sery-yes.
(B) Motion to appoint Debbie Gutches as Board Secretary by M.Almaita, seconded by
J.Booth, Roll Call vote: J. Booth-yes, J. Moore-yes, J.Van Sickle-yes, D.Ahsan-yes,
J.Iza-yes, M.Alfano-yes, M.Almaita-yes, I.Sery-yes.
(C) Motion to appoint a Board Attorney-Anthony Benevento, Esq. by M.Almaita,
seconded by J.Booth, Roll call vote: J.Booth-yes, J.Moore-yes, J.Van Sickle-yes,
D.Ahsan-yes, J.Iza-yes, M.Alfano-yes, M.Almaita-yes, I.Sery-yes.
(D) Motion to appoint a Board Engineer: Alaimo Group by M.Almaita,
seconded by J.Van Sickle-yes, Roll call vote: J. Booth-yes, J.Moore-yes, J. Iza-yes,
M.Almaita-yes J.Van Sickle-yes D-Ahsan-yes, I.Sery-yes, M.Alfano-yes.
(F) Motion to adopt a meeting schedule for the year 2015 by: J.Booth, seconded by: M.Almaita,
Roll call vote: J.Booth-yes, J.Moore-yes, J.Van Sickle-yes, D.Ahsan-yes, J.Iza-yes,
M.Almaita-yes, I.Sery-yes, M.Alfano-yes.
6. Motion to close the reorganization part of the meeting by: M.Almaita, seconded by: J.Booth,
Roll call vote: J.Booth-yes, J.Moore-yes, J.Van Sickle-yes, D.Ashan-yes, J.Iza-yes,
M.Alfano-yes, I.Sery-yes.

7. Motion to open the regular scheduled meeting of January 8, 2015 by: M.Almaita,seconded by: D.Ahsan, Roll call vote: J.Booth-yes,J.Moore-yes, J.Van Sickle-yes,J.Iza-yes, D.Ashan-yes, M.Almaita-yes, I.Sery-yes.M.Alfano-yes.
8. Motion to accept the meeting minutes of: December 11, 2014 by J.Booth, Seconded by D.Ahsan ,Roll call vote: J.Booth-yes,J.Moore-abstain,J.Iza-yes, I.Sery-abstain, M.Almaita-Abstain, J.Van Sickle-yes.D.Ashan-yes.M.Alfano-yes.
M.Almaita,left meeting: 7:45 PM.
9. * Resolutions: (A) NBA Care for Seniors-360 W.Clinton St. Haledon, NJ 07508
Block 106 Lot 35.01
Motion to memorialize resolution by: J.Booth,seconded by: D.Ahsan,
Roll call vote: J.Booth-yes,J.Moore-abstain,J.Van Sickle-yes,D.Ahsan-yes,
J.Iza-yes, I.Sery-yes, M.Alfano-yes.
* Resolutions(B) Lanxess Corporation/550 Belmont Ave. Haledon, NJ 07508
Block 81 Lot 4
Motion to carry this resolution: & Developers agreement to: 2/12/15 Meeting by: J.Booth,
Seconded by: J.Moore,
Roll call vote: J.Booth-yes, J.Moore-yes,J.Van Sickle-yes,D.Ahsan-yes,I.Sery-yes,M.Alfano-
Abstain, J.Isa-yes.
10. Site plan applications: FNS Realty, LLC. 78 Barbour St. Haledon, NJ 07508
Block: 114 Lot 5&6 (use Variance)
Proposed:9 residential unions, from commercial to residential.
Attorney:J.Pietrello,Esq. Architect: Heritage Madison Architecture,LLC.
Testimony given:Nassir Althtar,architect/Planner.J.Pietrello,Esq.testimony.
Motion to carry: Meeting April 9,2015 by: J.Booth,seconded by: J.Moore,
Roll call vote: J.Booth-yes,J.Moore-yes,J.Van Sickle-yes,D.Ahsan-yes,J.Iza-yes,
I.Sery-yes,M.Alfano-yes. Re-notice required per Mr.Benevento,Esq.(Break 9:20 PM)
11. Correspondence:
 - None.

Motion to accept and file correspondence by: ,seconded by:
Roll call vote:
12. New Business: Resignation from Frank Felice as board chairman, accepted
with regrets..
Motion by: J.Booth,seconded by: J.Moore
Roll call vote: J.Booth-yes,J.Moore-yes, D.Ashan-yes, J.Van Sickle-yes,
J.Iza-yes, I.Sery-yes, M.Alfano-yes.
13. Old Business: Advertised for professional services 12/5/2014.
14. Approval of Requisitions:

Anthony Benevento, Esq./Escrow/Resolution,NBA Care Seniors	\$ 950.00
North Jersey Media GroupRFP legal ad	136.20
Anthony Benevento,Esq.Escrow/Dev.Agreement/Lanxess Corp	2,500.00
Total Requisitions:	\$3,586.20

Motion by J.Moore, seconded by: J.Booth,
Roll call vote: J. Booth-yes,J.Moore-yes,J.Van Sickle-yes, D.Ashan-yes,
J.Iza-yes, I.Sery-yes.M.Alfano-yes.

15. General Public Portion: Motion to open the general public portion by: J.Booth,
Seconded by: J.Moore,
Roll call vote: J.Moore-yes, J.Booth-yes, J.Van Sickle-yes,D.Ahsan-yes, J.Iza-yes,
I.Sery-yes, M.Alfano-yes.
No one present.
Motion to close the public portion by: J.Booth-seconded by: J.Moore,
Roll call vote: J.Booth-yes, J.Moore-yes,J.Van Sickle-yes, D.Ahsan-yes,
J. Iza-yes, I.Sery-yes, M.Alfano-yes.

16. Meeting Adjournment: Motion to adjourn meeting at: 9:55. by J.Booth,
seconded by J.Moore,
Roll call vote: J.Booth-yes,J.Moore-yes,J.Van Sickle-yes,D.Ahsan-yes,
J.Iza-yes,I.Sery-yes, M.Alfano-yes.
Next meeting date: February 12, 2015.Meeting start time: 7:00 PM.
Deborah Gutches
Borough of Haledon
Planning/Zoning Board Secretary
February 6, 2015