

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

Meeting Minutes: May 4, 2017  
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 7:01 PM.
3. Roll Call of the Board was taken:

4. Present were:

|                                |                       |
|--------------------------------|-----------------------|
| J. Booth                       | Absent:               |
| J. Van Sickle(Chairman)        | P. Martin (Alternate) |
| J. Moore(Vice Chairman)        | Mayor Stampone        |
| D. Ahsan                       | R.Grove               |
| J. Iza                         | E.Colondres           |
| R.Grove                        |                       |
| D.Ahsan                        |                       |
| M.Ramadan(Alternate)           |                       |
| A. Tasic (Alternate) 7:03 PM   |                       |
| Debbie Gutches-Board Secretary |                       |

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

5. Acceptance of meeting minutes: April 6,2017.  
Motion by: Mooe,seconded by:Ramadan,  
Roll Call Vote:  
Booth-yes,Moore-yes, Van Sickle-yes, Ahsan-yes,Alfano-yes,  
Iza-yes. Tasic-ye,.Ramadan-yes.
6. Resolution N/A
7. General Public Portion: Motion by: Moore ,seconded by: Alfano,  
Roll call vote: Booth-yes Moore-yes, Van Sickle-yes, Ahsan-yes Alfano-yes, Tasic-yes,  
Ramadan-yes. Iza-yes.  
No one present  
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, Alfano-yes,  
Ramadan-yes, Tasic-yes.
8. New Business: Informal application review: 261 Morrissee Ave. Co. Block 116 Lot 10  
Haledon, NJ 07508:Board review on preliminary site plan for residential units.  
Attorney: Patrick De Marco, Esq. owners: Mc Entee brothers are property owners.  
No technical review, proposing 20 unit apt. building with Variances required: Lot coverage,  
Side yard, parking variance, change of use from commercial to residential use. Board Engineer:  
Project closer to compliance with parking, compound issues, reduce # of units, increase parking.

Motion by: Booth, to file a formal application to the Board, seconded by: Moore,

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

9. Old Business: \* Belmont Car Wash LLC litigation: Judgement filed 4/11/2017. Board attorney: Anthony Benevento, Esq. explained the details of the judgement to the Board.

10 Approval of Requisitions:

|   |             |
|---|-------------|
| Anthony Benevento, Esq. Belmont Car Wash 11/3-4/3/17    | \$ 3,480.50 |
| North Jersey Media Group/Escrow/legal ad E & W Textiles | 43.70       |
| North Jersey Media Group/Escrow/legal ad E & W Textiles | 59.65       |
| Anthony Benevento, Esq./Escrow/E & W Textiles Resol.Dev | 3,450.00    |
| Alaimo Group/Escrow/Nablus Realty Investments 2/28/17   | 225.00      |
| Alaimo Group/Escrow/2 John St., 2/28/17                 | 360.00      |
| Tandem Group Investments,LLC/Escrow/Refund 121/46       | 778.29      |
| Total Invoices:   | \$ 8,397.14 |

Motion by Booth ,seconded by: Moore,

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

11. Communications:

- (A) County of Passaic Planning Dept. hearing notice 5/9/17 Highlands Rail Trail Feasibility study 4/6/17.
- (B) Revised plans for: Peter & Nick Realty/23 West Haledon Ave.Haledon,NJ.
- © Soil erosion & sediment control plan for: Peter & Nick Realty Parking Imp.
- (D) Soil erosion & Sediment control plan for: Nablus Realty/Belmont Ave. 3/21/17.
- (E) Alaimo Group/Compliance letter/Peter & Nick Realty 4/24/17.
- (F) Alaimo Group/Perf.Bond Est. Peter & Nick Realty 4/24/17.
- (G) Alaimo Group/Perf.Bond Est. Nablus Realty Investments 4/25/17.

Motion to accept and file correspondence by: Booth ,seconded by: Moore,

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

- 12.Meeting Adjournment: Motion to adjourn meeting at: 7:52 P.M. by Moore, seconded by Alfano,

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

Next meeting dates: June 1, 2017 \* No summer meetings scheduled  
Sept. 7, 2017

Deborah Gutches  
Borough of Haledon  
Planning/Zoning Board Secretary  
May 26, 2017