

PLANNING BOARD MINUTES
REGULAR MEETING
NOVEMBER 23, 2015

1. The Planning Board Meeting of November 23, 2015 was called to order by Chairman Joseph Brower at 8:00 p.m..
2. Sunshine Law Statement that this meeting is being held in accordance with the Open Public Meetings Law, noticed of this meeting was provided in accordance with the requirements of Chapter 231, P.L. 1975
3. Pledge of Allegiance
4. Roll Call was taken by Planning Board Secretary, Mel Levine

NAME	PRESENT	ABSENT
Chairman Joseph Brower	X	
Vice Chairman James Campbell	X	
Mayor Joseph Alessi		X
Councilman Art Rees	X	
Member Dr. Carl Spinelli	X	
Member Scott Fishbone	X	
Member Mel Levine	X	
1 st Alt. Member Joseph Barba	X	
2 nd Alt. Member Sandra Nathans	X	
Borough Engineer Frank Zichelli	X	
Attorney John Dusinberre	X	

5. A motion to accept the minutes of the October 19, 2015 Regular Meeting.

Moved by:	Member Dr. Carl Spinelli
Seconded by :	Vice Chairman James Campbell

Roll Call Vote:

MEMBER	YES	NO	ABSTAIN	ABSENT
Chairman Joseph Brower	X			
Vice Chairman James Campbell	X			
Mayor Joseph Alessi				X
Councilman Art Rees	X			
Member Dr. Carl Spinelli	X			
Member Scott Fishbone	X			
Member Mel Levine	X			
Member Joseph Barba, 1 st Alt.	X			
Member Sandra Nathans, 2 nd Alt.			X	

6. Resolution of Approval in the matter of Fox Hollow Builders, LLC; Preliminary and Final Major Subdivision, Variances, Waiver, and De Minimus Exception, Block 400, Lots 10, 12, 13, and 14. The Chairman asked if any Board member had any questions.

Member Nathans questioned page 5, paragraph 9 and page 6 paragraph 1 in regards to the environmental report. It is her understanding that there will be an onsite professional representing the town or the town engineer to observe certain environmental activities including the excavation and sampling of the soil.

The Chairman asked Mr. Dusinberre, Esq. to suggest some wording to address this issue so that the Board can vote on this matter this evening.

Mr. Dusinberre, Esq. suggested that on page 5, paragraph 9 that we add applicant must have present the Borough Engineer, or a professional representing the Borough on site during all excavation, sampling and testing.

Mr. Dusinberre stated he had two (2) other items to note: 1. the Resolution did not contain that it was seconded by Member Scott Fishbone, that should be inked in, and 2., The RSIS requires the De Minimus Exception regarding sidewalks be done on a separate Resolution.

The Chairman asked the Board for a motion.

Member Dr. Spinelli made a motion to approve Fox Hollow Builders, LLC; for a Preliminary and Final Major Subdivision, Variances, Waiver, and De Minimus Exception on Block 400, Lots 10, 12, 13, and 14.

Moved by:	Member Dr. Carl Spinelli
Seconded by :	Member Sandra Nathans

MEMBER	YES	NO	ABSTAIN	ABSENT
Chairman Joseph Brower	X			
Vice Chairman James Campbell	X			
Mayor Joseph Alessi				X
Councilman Art Rees			X	
Member Dr. Carl Spinelli	X			
Member Scott Fishbone	X			
Member Mel Levine	X			
Member Joseph Barba, 1 st Alt.	X			
Member Sandra Nathans, 2 nd Alt.	X			

7. The Chairman introduced Mr. Gaccione, Esq., attorney for K. Hovnanian at North Caldwell, IV

Mr. Gaccione, Esq. stated that he sent a letter to Mr. Dusinger, Esq., requesting an adjournment for his client to the January 4, 2016 meeting. His client has also requested if at all possible should the case not be completed on January 4, 2016 that they be allowed to continue at the next meeting January 25, 2016.

Mr. Gaccione, Esq. waived any time constraints in conjunction with the adjournment request to January 4, 2016, at 7:30 p.m., without further notice.

The Chairman stated he had no problem with Mr. Gaccione's requests, but our meetings have not been published for next year at this time, but we plan on finalizing the dates tonight.

8. The Chairman asked the Board if they had any problems with the Planning Board Schedule for 2016, which was emailed to every Board Member for their review. The schedule was agreeable with the Board, with the exception of adding January 9, 2107 to our schedule for our 2017 Re-organization Meeting.
9. The Chairman opened up the meeting to the public for questions, there was no public present.
10. The Chairman asked for a motion to adjourn the evening meeting.

Moved by:	Member Dr. Carl Spinelli
Seconded by :	Vice Chairman James Campbell

MEMBER	YES	NO	ABSTAIN	ABSENT
Chairman Joseph Brower	X			
Vice Chairman James Campbell	X			
Mayor Joseph Alessi				X
Councilman Art Rees	X			
Member Dr. Carl Spinelli	X			
Member Scott Fishbone	X			
Member Mel Levine	X			
Member Joseph Barba, 1 st Alt.	X			
Member Sandra Nathans, 2 nd Alt.	X			

Respectfully submitted,



Mel Levine
 Planning Board Secretary