

**MINUTES OF THE BOROUGH OF NORTH CALDWELL PLANNING BOARD
CONFERENCE MEETING HELD OCTOBER 7, 2019**

Chairman Brower called the meeting to order at 7:30 p.m. The following members were present:

ROLL CALL

PRESENT: Chairman Brower, Mayor Alessi, Mr. Campbell, Mr. Rees, Mr. Fishbone, Mr. O'Sullivan, Dr. Spinelli, Ms. Nathans, Mr. Barba

ABSENT:

Others present: Mr. Dusinberre, Esq., Attorney

ADEQUATE NOTICE of this meeting of the Borough of North Caldwell Planning Board was given as follows: Notice was sent to The Progress and Notice was filed with the office of the Borough Clerk.

MEMORIALIZATION

A Resolution of Memorialization in the matter of 70 Grandview Avenue, LLC (Amended and Final Major Subdivision, Block 1903, Lot 2, 69-72 Grandview Avenue with de minimus exceptions) was circulated for review and consideration at the next Regular Meeting of the Planning Board.

APPROVAL OF MINUTES

Minutes from the June 10th, 2019 Regular Meeting, August 5th Conference Meeting and August 12th, 2019 Regular Meeting were circulated for review and consideration at the next Regular Meeting of the Planning Board.

ITEMS FOR DISCUSSION

None.

APPLICATIONS

Chairman Brower brought forth the application from 70 Grandview Avenue LLC for Block 1903, Lot 2 for an amended preliminary and final major subdivision. He reminded the Board that the application had been heard and approved at prior meetings and the Resolution of Memorialization should be reviewed in advance of the upcoming Regular Meeting.

Chairman Brower brought forth the application from Mariusz Mojek for Block 1800, Lot 12 and Block 1801, Lot 10 for a minor subdivision. Chairman Brower gave a brief description of the existing properties and the nature of the subdivision.

Mr. Dusinberre reviewed the completeness letter prepared by the Board Engineer, Mr. Paul Ferriero.

Mr. Rees raised the discussion about future access through the site, future driveways and possible layouts which could be accommodated. Mr. Dusinger stated that these discussions are not part of the application and the application is limited to a minor subdivision only.

Mr. Rees asked if there were existing non-conformities on the lots. Mr. Dusinger responded by saying that the application does not better or worsen any of the existing conditions. He added that notice is not required by law but was requested as a courtesy to all nearby property owners. Copies of the mail certifications were provided as part of the original application.

Mr. Rees asked about the impervious coverage calculations. Mr. Dusinger indicated that any questions regarding the impervious coverage calculations should be brought to the applicant during testimony.

Mr. Fishbone pointed out what seemed to be a typographical error on the subdivision map as far as the listed property owners. The Borough-issued 200' property owner's list appeared to be correct and certified notices were sent out to this list appropriately. It was determined that that the application should testify to the subdivision map and corrected names shall be provided prior to signing the final plat.

CITIZENS TO BE HEARD

Chairman Brower opened the meeting for citizens to be heard. There were no members of the public present.

ADJOURNMENT

Chairman Brower requested a motion to adjourn at approximately 8:15 pm. A motion was made by Mr. Fishbone and seconded by Mayor Alessi. All members voted in the affirmative.

Kevin O'Sullivan
Planning Board Secretary