

**MINUTES OF THE BOROUGH OF NORTH CALDWELL PLANNING BOARD
REGULAR MEETING HELD FEBRUARY 12, 2018**

Chairman Brower called the meeting to order at 8:00 p.m., lead the salute of the flag and requested a roll call:

ROLL CALL

PRESENT: Chairman Brower, Mr. Campbell, Mr. Rees, Dr. Spinelli, Mr. Fishbone, Mr. Zichelli, Mr. Barba

ABSENT: Mayor Alessi, Sandra Nathans

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 the Star Ledger and Notice was filed with the office of the Borough Clerk.

APPROVAL OF MINUTES

A motion was made by Mr. Barba to approve the minutes of the February 5, 2018 Conference Meeting of the North Caldwell Planning Board and a second made by Mr. Campbell.

Upon roll call:

AYES: Mr. Barba, Mr. Campbell, Chairman Brower, Mr. Rees, Dr. Spinelli, Mr. Fishbone, Mr. Zichelli

APPLICATIONS

APPLICATION FOR MINOR SUBDIVISION

Mr. Vincent Lapone
77 Grandview Avenue
North Caldwell, NJ 07006
Block 1900, Lot 9

Mr. Robert Gaccione, Esq. of the firm Gaccione Pomaco, Belleville, New Jersey entered an appearance as Counsel on behalf of the applicant, Mr. Vincent Lapone.

Mr. Gaccione described the application as a Minor subdivision to create two conforming lots with an existing house on the property to be demolished. Mr. Gaccione advised he intended to call two witnesses, Mr. Vincent Lapone the applicant and property owner and Mr. Chuck Stewart, P.E.

Mr. Vincent Lapone of 201 Fells Road, Essex Fells, New Jersey was presented as a witness and was sworn in by Mr. Dusinberre.

Mr. Lapone testified that he was one of four owners of 77 Grandview Avenue, the other three owners being his brothers who inherited the property from their father.

Mr. Lapone stated the intent of the application is to demolish the existing house and create two conforming lots.

Chairman Brower invited members of the Board and staff to question the witness.

Neither the Board nor staff had any questions for Mr. Lapone.

The meeting was opened to the public to question Mr. Lapone on his testimony.

Mr. Ronald Weiss of 6 Squire Hill Road stood to be heard. Mr. Weiss asked if Mr. Lapone intended to construct new homes on the subdivided property or if he intended to sell the properties. Mr. Lapone responded that it is to be determined but most likely the properties will be sold.

Mr. Chuck Stewart, P.E. of G.C. Stewart Associates, Inc. 204 Eagle Rock Avenue, Roseland New Jersey was presented as the next witness to be heard as a professional engineer. Mr. Stewart has previously been accepted by the Planning Board as a professional witness and Mr. Gaccione requested he be accepted as a professional witness for this application based on past acceptance. The Board agreed. Mr. Stewart was sworn in by Mr. Dusinberre.

Mr. Stewart displayed the following document for his presentation:

Proposed Minor Subdivision Map, Block 1900 ~ Lot 9, No. 77 Grandview Avenue, Borough of North Caldwell, Essex County, New Jersey, prepared by Charles J. Stewart, P.E., P.L.S., dated January 15, 2018, 1 sheet.

Mr. Stewart first described the subject property's area, dimensions and topography. He then detailed the proposed subdivision of the property into two parcels providing area and dimensions of each proposed lot. Mr. Stewart noted both lots would conform to the required R-1 Residential Zone standards and any development of the property would also conform to the R-1 standards.

Mr. Stewart testified the existing house on the property will be demolished.

Chairman Brower invited members of the Board and staff to question the witness.

Mr. Brower questioned the proposed orientation of a house to be constructed on proposed lot 9.01. Mr. Stewart advised a house on this lot will face Squire Hill Road.

Mr. Dusinberre clarified the front yard requirements for a corner lot.

Mr. Fishbone asked if the existing house would be demolished before subdivision deeds are signed. Mr. Dusinberre explained that the deeds must be signed within 190 days of the memorialization of an approval and the existing house must be demolished prior to the appropriate municipal officials signing the deeds.

The meeting was opened to the public to question Mr. Stewart on his testimony.

No members of the public stood to be heard.

Mr. Gaccione advised the Board that he had no further witnesses and briefly summarized the application.

Dr. Spinelli made a motion to approve the application for the following reasons:

1. There is no need for variances or de minimus exceptions.
2. For the record, Mr. Stewart testified that a house constructed on proposed lot 9.01 will face Squire Hill Road.
3. The application is in keeping with the intent of the Borough's master plan.
4. Granting the application is in keeping with good zoning and planning practices.
5. Granting the application will not present a hardship to the property, the property owner or the surrounding properties.

A second was made by Mr. Campbell.

Upon roll call:

AYES: Dr. Spinelli, Mr. Campbell, Chairman Brower, Mr. Rees, Mr. Fishbone, Mr. Zichelli, Mr. Barba

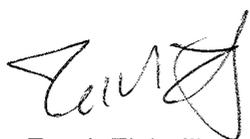
ABSENT: Mayor Alessi, Ms. Nathans

CITIZENS TO BE HEARD

Chairman Brower opened the meeting for citizens to be heard. There were no comments from the public.

ADJOURNMENT

Chairman Brower requested a motion to adjourn at 8:23 pm. A motion was made by Dr. Spinelli and seconded by Mr. Campbell. All members voted in the affirmative.



Frank Zichelli
Planning Board Secretary