

**PLANNING BOARD MINUTES
REGULAR MEETING
and
CONFERENCE MEETING
FEBRUARY 9, 2015**

1. The Planning Board Meeting of February 9, 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 by Secretary 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 Dusinger | X | |

5. Approval of the Minutes from the January 5, 2015 Re-organization Meeting

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

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. Chairman Joseph Brower opened the meeting to the public, no citizens present
7. A Motion was made to go into Conference Session to discuss:
 - a. K. Hovnanian at Hilltop, Parcel 3
 - b. Mr. & Mrs. Fred Schlesinger / Minor Subdivision

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

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 |

Member Sandra Nathans, 2nd alternate entered the meeting at 8:07 p.m.

Mayor Joseph Alessi entered the meeting at 8:25 p.m. and recused himself from K. Hovnanian at Hilltop, and the Schlesinger application (conflict)

a. K. Hovnanian at Hilltop, Parcel 3 discussion:

The Board found the application to be deficient because we were not provided with the following:

1. A certified boundary survey of the property.
2. A letter with the inclusion of lot 66 on the proposed plans (5 acre affordable housing parcel) constitutes the Applicant's submission" in accordance with the recent Court approval of the Affordable Housing litigation.
3. Engineering data for the roadways
4. Engineering sheet with the final subdivision plan as proposed for the execution by the appropriate parties, and filing with the County Clerk.
5. Application should show the extent of the variance relief requested.

Member Scott Fishbone recused himself from the Schlesinger application (conflict) and left the building at 8:25 p.m..

b. Schlesinger application discussion:

1. Frank Zichelli discussed steep slope calculations, questioned the number on the application.
2. No variances were required.
3. Sewer lateral ties into new lot, must be relocated, and approved by Caldwell.
4. Driveway crosses over drainage ditch, must get approval from the Borough.

8. A motion to adjourn the evening meeting.

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| Moved by: | Vice Chairman James Campbell |
| Seconded by : | Councilman Art Rees |

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 | | | |

Respectfully submitted,



Mel Levine
 Planning Board Secretary