

**PLANNING BOARD MINUTES
CONFERENCE MEETING
MARCH 2, 2015**

1. The Planning Board Meeting of March 2, 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. Application for a Minor Subdivision was presented to the North Caldwell Planning Board by Frederick H. Schlesinger and Susan A. Schlesinger
 - a. In attendance was Frederick C. Meola, P.E., PLS
(engineer for Mr. & Mrs. Schlesinger)

Mr. Schelesinger addressed the Board regarding their application for a Minor Subdivision, and introduced his engineer, Frederick C. Meola, P.E., PLS to the Board.

The Applicant proposes to subdivide the Property (120 Grandview Avenue) into two (2) single-family lots (proposed Lot 1.01 and 1.02) both on the public road known as Grandview Avenue. No variances were required.

The Applicant was not represented by counsel, and the Planning Board heard the testimony of Frederick C. Meola, as the Applicant's professional engineer and land surveyor, and reviewed all the documentary evidence submitted by the Applicant.

The Planning Board determined that the application was complete and meets all the requirements of the North Caldwell Ordinances, however, the board requested that the following conditions be put in the Resolution; (1) Property consists of open space and residential dwelling prior to subdivision on approximately 96,441 square feet of land. (2) The Applicant proposes to subdivide the Property into two (2) single-family residential lots (proposed Lots 1.01 and 1.02) both on public road known as Grandview Avenue. Proposed Lot 1.01 fronts on Grandview Avenue, contains the existing dwelling of the Applicant's, will continue to be known as 120 Grandview Avenue and will be 60,307 square feet in area. Proposed Lot 1.02 will front on Grandview Avenue, will be numbered accordingly and will be 36,134 square feet in area. (3) The proposed Lots 1.01 and 1.02 lie in the R-1 Residence District where the required minimum lot size is 21,875 square feet, prior to adjustment for steep slopes. (4) Proposed Lots 1.01 and 1.02 will conform to the zoning standards of the Borough of North Caldwell after subdivision, including conformance with the steep slopes ordinance. (5) The sanitary sewer connection from the dwelling on proposed Lot 1.01 is presently located on proposed Lot 1.02 and must be relocated to be entirely on proposed Lot

1.01 prior to the completion of the minor-subdivision; and the driveway on Lot 1.01 shall be relocated at least five (5) feet from the new subdivision line with Lot 1.02. (6) The proposed driveway on Lot 1.02 will cross over the existing open drainage ditch and will require the piping of the ditch under the driveway. (7) Proposed Lot 1.02 will require a sanitary sewer connection permit and approval from the Borough of Caldwell prior to the issuance of North Caldwell building permits. (8) The steep slope calculations shown on the plans submitted by the Applicant require correcting, which corrections do not adversely impact on the steep slopes calculations.

A motion was made to approve the minor-subdivision requested by the Applicant, subject to and conditioned upon the following:

- a. The Applicant shall obtain any and all necessary approvals from the Essex County Planning Board, if required, and any and all governmental agencies having jurisdiction over the subject matter of this application.
- b. Prior to the execution of the deeds or maps by the Chairman and Secretary of the Planning Board perfecting the minor subdivision, the Applicant shall relocate the sanitary sewer line from proposed Lot 1.02 so as to be entirely on Lot 1.01; and relocate the driveway on Lot 1.02 to be at least five (5) feet from the new subdivision line with Lot 1.02
- c. Proposed Lot 1.02 shall have a side yard set-back of thirty-one (31) feet along the southerly sideline of the lot, and same shall be shown on the final subdivision plat, if perfected in accordance with the Map Filing Law; or, same shall be included in the description of Lot 1.02 if perfected by minor-subdivision deeds.
- d. All rules and regulations of any other governmental agency having jurisdiction over the subdivision shall be complied with, including but not limited to the payment of all taxes, water and sewer charges and applications fees and/or charges.
- e. Prior to the issuance of a building permit for Lot 1.02, the Applicant/Owner shall submit specifications from a licensed professional engineer for the construction of a storm water pipe to be located under the proposed driveway to be constructed on said lot, subject to the review and approval of the Borough Engineer.
- f. Prior to the issuance of building permits for the construction of a dwelling on Lot 1.02, the Applicant/Owner shall provide a sanitary sewer connection permit and approval from the Borough of Caldwell.
- g. Prior to the execution of subdivision deeds or map by the Chairman and Secretary of the Planning Board, the Applicant shall provide revised engineering plans correcting mathematical errors in the steep slope calculations shown on the plans submitted.

BE IT FURTHER RESOLVED, that the Planning Board Secretary be directed to send a copy of this Resolution to the Mayor And Council

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 Borough of North Caldwell Planning Board Resolution of Memorialization Approved on March 2, 2015 and Memorialized on March 2, 2015.

**BOROUGH OF NORTH CALDWELL PLANNING BOARD
RESOLUTION OF MEMORIALIZATION**

Approved: March 2, 2015
Memorialized: March 2, 2015

IN THE MATTER OF FREDERICK H. SCHLESINGER AND SUSAN A. SCHLESINGER; MINOR SUBDIVISION WITHOUT VARIANCES, LOT 1, BLOCK 2002, 120 GRANDVIEW AVENUE

WHEREAS, Frederick H. Schlesinger and Susan A. Schlesinger, (hereinafter known as “Applicant” or “Owner”) have submitted a request for a minor subdivision with the Borough of North Caldwell Planning Board (hereinafter known as the “Planning Board”); and,

WHEREAS, the property that is the subject matter of the application is known as Block 2002, Lot 1 on the Official Tax Map of the Borough of North Caldwell, and commonly known as 120 Grandview Avenue, North Caldwell, New Jersey (hereinafter the “Property”); and,

WHEREAS, the Property has frontage on Grandview Avenue, an improved Essex County road; and,

WHEREAS, the Applicant has not requested any variances from the provisions of the Borough Ordinances, and the Planning Board has found that none are required; and,

WHEREAS, on March 2, 2015, notice to the public and property owners within 200' of the Property having been given, the Planning Board heard testimony on the application in accordance with the requirements of N.J.S.A. 40:55D; and,

WHEREAS, it has been determined that the Applicant has complied with all of the procedural rules, regulations and requirements of the Planning Board and that all of the required provisions of procedural compliance have been filed with the Planning Board; and,

WHEREAS, the Applicant was not represented by counsel, and the Planning Board heard the testimony of Frederick C. Meola, in his professional capacity as the Applicant's professional engineer and land surveyor; and reviewed the documentary evidence submitted by the Applicant and its professional, and has made the following findings of fact and conclusions of law:

1. The Property consists of open space and a residential dwelling prior to subdivision on approximately 96,441 square feet of land.
2. The Applicant proposes to sub-divide the Property into two (2) single-family residential lots (proposed Lots 1.01 and 1.02) both on the public road known as Grandview Avenue. Proposed Lot 101 fronts on Grandview Avenue, contains the existing dwelling of the Applicants, will continue to be known as 120 Grandview Avenue and will be 60,307 square feet in area. Proposed Lot 1.02 will front on Grandview Place, will be numbered accordingly and will be 36,134 square feet in area.
3. The proposed Lots 1.01 and 1.02 lie in the R-1 Residential Zone where the required minimum lot size is 21, 875, prior to adjustment for steep slopes.

4. Proposed Lots 1.01 and 1.02 will conform to the zoning standards of the Borough of North Caldwell after subdivision, including conformance with the steep slopes ordinance.

5. The sanitary sewer connection from the dwelling on proposed Lot 1.01 is presently located on proposed Lot 1.02, and must be relocated to be entirely on proposed Lot 1.01 prior to the completion of the minor subdivision.

6. The proposed driveway on Lot 1.02 will cross over the existing open drainage ditch and will require the piping of the ditch under the driveway,

7. Proposed Lot 1.02 will require a sanitary sewer connection permit and approval from the Borough of Caldwell prior to the issuance of North Caldwell building permits.

8. The steep slope calculations shown on the plans submitted by the Applicant require correcting, which corrections do not adversely impact on the steep slopes calculations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Borough of North Caldwell does hereby approve the minor subdivision requested by the Applicant as referred to herein, and as more particularly described and shown on a map entitled "Proposed Minor Subdivision, Block 2002, Lot 1, No. 120 Grandview Avenue, Borough of North Caldwell, Essex County, New Jersey" prepared by Frederick C. Meola, PE of FCMeola Engineering & Land Surveying, LLC., 28 Whippany Road, Whippany, New Jersey 07981, dated July 22, 2014, and revised through January 19, 2015, subject to the terms and conditions as set forth herein.

This approval is subject to and conditioned upon the following:

1. The Applicant shall obtain any and all necessary approvals from the Essex County Planning Board, if required, and any and all governmental agencies having jurisdiction over the subject matter of this application.

2. Prior to the execution of the deeds or maps by the Chairman and Secretary of the Planning Board perfecting the minor subdivision, the Applicant shall relocate the sanitary sewer line from proposed Lot 1.02 so as to be entirely on Lot 1.01.

3. Proposed Lot 1.02 shall have a side yard set-back of thirty-one (31') feet along the southerly sideline of the lot, and same shall be shown on the final subdivision plat, if perfected in accordance with the Map Filing Law; or, same shall be included in the description of Lot 1.02 if perfected by minor subdivision deeds

4. All rules and regulations of any other governmental agency having jurisdiction over the subdivision shall be complied with, including but not limited to the payment of all taxes, water and sewer charges and applications fees and/or charges.

5. Prior to the issuance of a building permit for Lot 1.02, the Applicant/Owner shall submit specifications from a licensed professional engineer for the construction of a storm water pipe to be located under the proposed driveway to be constructed on said lot.


6. Prior to the issuance of building permits for the construction of a dwelling on Lot 1.02, the Applicant/Owner shall provide a sanitary sewer connection permit and approval from the Borough of Caldwell.

7. Prior to the execution of subdivision deeds or map by the Chairman and Secretary of the Planning Board, the Applicant shall provide revised engineering plans correcting mathematical errors in the steep slope calculations shown on the plans submitted.

BE IT FURTHER RESOLVED, that the Planning Board Secretary be directed to send a copy of this Resolution to the Mayor and Council.

<i>Member:</i>	<i>On the Motion</i>				<i>On the Memorialization</i>			
	Yes	No	Abstain	Absent	Yes	No	Abstain	Absent
Moved by:	Member Dr. Spinelli				Member Dr. Spinelli			
Second by:	Member J. Barba				Member J. Barba			
	Yes	No	Abstain	Absent	Yes	No	Abstain	Absent
Joseph Brower, Chairman	X							
James Campbell Vice-Chairman	X							
Mayor Joseph Alessi				X				X
Councilman Art Rees	X							
Member Dr. Carl Spinelli	X							
Member Scott Fishbone				X				X
Member Mel Levine	X							
1 st Alt. Joseph Barba	X							
2 nd Alt. Sandra Nathans	X							

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Planning Board at its regular meeting on March 2, 2015.



MEL LEVINE,
 Planning Board Secretary

7. Chairman Joseph Brower opened the meeting to the public. No citizens present.

a. 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.

7 A motion to adjourn the evening meeting.

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

7. A motion to adjourn the evening meeting

Moved by:	Member Sandra Nathans
Seconded by :	Member Joseph Barba

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