

## PLANNING BOARD

MINUTES

REGULAR MEETING

September 1, 2021 7:30 pm

Chairman Keane opened the meeting at 7:30 pm with the following announcement: Public Announcement of Meeting: The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this public hearing meeting in the annual schedule and notice of regular meetings of this Board. Such annual schedule and notice of regular meetings is posted at the Borough Hall, was mailed to The Newark Star-Ledger and The Record and was filed with the Borough Clerk of Demarest on January 27, 2021.

### Roll Call

Mayor Schooler-present

Mr. Alevrontas-present

Mrs. Fox-absent

Mr. Tabacchi-absent

Mr. Verp-present at 7:33 pm

Mr. Rifkind-present

Mrs. Paster-present

Ms. Hayden-present

Mr. Parlamis-present at 7:33 pm

Chairman Keane-present

Also present: Planning Board Engineer, Planning Board Attorney, Planning Board secretary

### Salute to the Flag

**NEW BUSINESS: PUBLIC HEARING: Subdivision - Duck Pond Rd.** Richard LeBlancq represented the Majeskis. Mr. David Rutherford represents the Lockwoods and wrote to give permission for Mr. LeBlancq to represent the Lockwoods in the proceedings. The application requests permission to relocate the lot line between Majeski property and Lockwood property. The purpose is so that a garage that is located on the Lockwood property but used by the Majeskis become part of the Majeski property. Mr. Majeski was sworn in and explained the application and the history of the two properties as both being part of a dairy farm 100 years ago. Michael Hubschman (263 Washington Avenue, Bergenfield), engineer for the applicant, was sworn in and described the property and the proposal. There are setback variances requested because the garage is currently set back in a nonconforming manner, as well as the accessory structure (driveway) in the front yard. Mr. Zimmerman (Board engineer) and Mr. Hubschman discussed various lot line possibilities. There will have to be an access easement agreement for the different properties as a result of the lot line change. Mr. LeBlancq stated that there is a verbal agreement for the use of the driveway. Mr. Hubschman clarified the concerns of the Board engineer, as outlined in the engineering review. Five variances are being requested, and there are three existing non-conforming situations. Mr. Hubschman testified that no

structures are being changed. Discussion about future plans for lot 301 and whether a temporary access was necessary. The Board attorney asked about the pre-existing stone walls (item 11 on the Colliers letter) (which is not affected by the lot line issue) and stated that the Mayor and Council would have to grant permission for the wall to remain in the right of way and state that if the road is ever widened the wall would have to come out at no cost to the borough. The wall predated the current ownership. A County Planning Board exemption is being sought. There is no intensity of use. There is no greater chance of runoff.

Mayor Schooler moved to open the meeting to the public, second Mr. Alevrontas. All in favor. Carried. Mr. Rifkind moved to close the meeting to the public, second Mayor Schooler. All in favor. Carried.

There will need to be a reciprocal easement agreement for the use of the driveway. The applicant will deal with the stone wall and if permissible for the town it will remain with a hold harmless agreement. It will be subject to whatever the BC Planning Board says with respect to its jurisdiction over it.

Mayor Schooler moved to approve the applications with all of the changes suggested, second Mrs. Paster.

Mayor Schooler-yes  
Mr. Alevrontas-yes  
Mrs. Paster-yes  
Mr. Parlamis-yes

Mr. Rifkind-yes  
Mr. Verp-yes  
Ms. Hayden-yes  
Chairman Keane-yes

Carried.

### **Adjournment**

Respectfully submitted,



Susan Crosman  
Planning Board Secretary