

PLANNING BOARD

MINUTES

REGULAR MEETING

December 1, 2021 7:30 pm

Chairman Keane opened the meeting at 7:31 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

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|------------------------|------------------------|
| Ms. Hayden-present | Mr. Rifkind-present |
| Mr. Tabacchi-present | Mrs. Paster-present |
| Mrs. Fox-present | Mr. Alevrontas-present |
| Mayor Schooler-present | Mr. Verp-absent |
| Chairman Keane-present | |

Salute to the Flag

NEW BUSINESS:

Motion to approve the resolution for the subdivision of Block 120.01, Lots 2 and 3. The Planning Board attorney reviewed changes on pages 2 and 3, which were merely typographical errors pertaining to lot numbers and an added whereas clause. Mr. Tabacchi moved to approve, second Mr. Alevrontas.

Roll Call

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| Ms. Hayden-yes | Mr. Rifkind-yes |
| Mr. Tabacchi-yes | Mrs. Paster-yes |
| Mrs. Fox-abstain | Mr. Alevrontas-yes |
| Mayor Schooler-yes | Chairman Keane-yes |

Carried.

PUBLIC HEARING: 11 Central Avenue Subdivision Chairman Keane and Mayor Schooler recused themselves. Mr. Tabacchi took over running the meeting. Mark Sokolich (attorney for the applicant) was accepted and explained that this is a minor subdivision. Mark Martins (engineer for the applicant 55 Walnut Street, Norwood, NJ) was sworn in and introduced. Mrs. Fox moved to accept Mr. Martins. Mr. Sokolich led Mr.

Martins through his testimony. The plan dated 9/27/21 was marked A-1. The engineer testified that the existing lot is 230 x 150 and currently has one house. The proposal is to divide the property into two equal, oversized lots and remove the existing house. The engineer testified that he was not aware of any environmental concerns or sensitive areas related to the property. There are no variances required or being sought at this time. The engineer acknowledged receiving the letter from Colliers dated 11/24. He stated that there were no requirements in the letter that would be difficult to comply with. Mr. Tabacchi asked whether the engineer was aware of any drainage issue. He stated that he was not. Mrs. Fox asked about the designated lot numbers and was told that the tax assessor would decide upon the final lot numbers. Mrs. Hayden asked a question about Planning vs. Zoning Board jurisdiction. A discussion ensued with Mr. Sokolich and Mr. Fede. The Board engineer asked whether the applicant would be willing to install property corners on the property line. The applicant was willing.

Mrs. Fox moved to open the meeting to the public, second Mr. Alevrontas. All in favor. Carried.

Brian Keane (30 John Street) asked whether the existing house necessitated variances and was told that the minor subdivision deed would not be submitted until the house was demolished. This will be a condition in the deed.

Mrs. Fox moved to close the meeting to the public, second Mr. Alevrontas. All in favor. Carried.

Mrs. Fox moved to approve the application perfected by the filing of a deed and that the existing residence be demolished prior to such filing, second Mrs. Paster.

Roll Call

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|------------------------|------------------------|
| Ms. Hayden-yes | Mr. Rifkind-yes |
| Mr. Tabacchi-yes | Mrs. Paster-yes |
| Mrs. Fox-yes | Mr. Alevrontas-yes |
| Mayor Schooler-no vote | Chairman Keane-no vote |

Carried.

Chairman Keane and Mayor Schooler rejoined the Board

Motion to approve the 2022 meeting dates Mayor Schooler moved to approve the meeting dates, second Mr. Tabacchi. All in favor. Carried.

Mayor Schooler asked about the status of the Master Plan. Chairman Keane stated that he had spoken to the Borough Planner and that there was a finance issue and that certain invoices had not been approved. Mrs. Fox asked the Borough Clerk who stated that everything had been approved and sent to the Finance Office. Mrs. Fox volunteered to follow up with the Planner. Chairman Keane advised the Board that he would not be

returning as chair in 2022. He suggested Mr. Tabacchi as the new Chair. Chairman Keane stated that he will return as a Board member.

Adjournment Mayor Schooler moved to adjourn the meeting, second Mrs. Paster. All in favor. Carried.

Respectfully submitted,



Susan Crosman
Planning Board Secretary