

RIVERALE PLANNING BOARD

February 22, 2007

The Regular meeting of the Riverdale Planning Board opened on the above date at 7:30 p.m. Chairman Steven Loesner read the sunshine law

ROLL CALL: Present: Bradley Clinton
Al Heimall
Glenn Venza
George Lang
Michael Reilly (Alt. No. 2)
Vice-Chairman Brendan Magennis
Chairman Steven Loesner

Absent: Vincent Pellegrini
Mayor William Budesheim
Councilman Joseph Falkoski

Also present is John Barbarula Esquire, Board Attorney.

APPROVAL OF MINUTES:

January 25, 2007 minutes are not completed. The transcripts of the meeting have not been delivered, thereupon Al Heimall set forth the motion seconded by Glenn Venza to carry the January 25, 2007 minutes.

ALL IN FAVOR

Thereupon Vice-Chairman Brendan Magennis set forth the motion seconded by Al Heimall to approve the February 1, 2007 minutes as written

ROLL CALL: Ayes: Magennis, Heimall, Venza, Clinton, Lang,
Reilly, Loesner
Nays: None
(7 Ayes - 0 Nays - Motion Carried)

APPROVAL OF BILLS:

Funds are available stated the Board Secretary, thereupon Glenn Venza set forth the motion seconded by Bradley Clinton to approve payment of six bills as listed on the agenda in the total amount of \$7,617.50.

ROLL CALL: Ayes: Venza, Clinton, Heimall, Lang, Reilly,
Magennis, Loesner
Nays: None
(7 Ayes - 0 Nays - Motion Carried)

MAJOR SUB-DIVISION AND SITE PLAN APPLICATIONS:

1. Application No. MSD11012006 / Leon Shepherd II & Berit Belyea / 69 Mathews Avenue / Block 12.01 Lot 37.01

Chairman Steven Loesner stated the Board received a letter dated February 22, 2007 from Azrak Associates requesting the application be carried until the April 5, 2007 meeting Thereupon George Lang set forth the motion seconded by Al Heimall to carry this application to the April 5, 2007 meeting

ROLL CALL: Ayes: Lang, Heimall, Venza, Clinton, Reilly,
Magennis, Loesner
Nays: None
(7 Ayes - 0 Nays - Motion Carried)

Chairman Loesner stated if anyone in the audience is here for the Belyea application, the date of the hearing will be April 5, 2007. The notices are in order, and therefore no new notices will be issued.

2. Application No. MSP11222006 / Peter Camamis / 79 Newark Pompton Turnpike / Block 26 Lot 21.01

Chairman Loesner stated that the board received a letter dated February 7, 2007 from the applicant's attorney requesting the application be carried to the March 22, 2007 meeting. The Board Secretary stated that the applicant was informed that they would be heard after the Castle Rock Estates application. All the notices are in order and therefore George Lang set forth the motion seconded by Bradley Clinton to carry the application until the March 22, 2007 meeting

ROLL CALL: Ayes: Lang, Clinton, Venza, Heimall, Reilly,
Magennis, Loesner
Nays: None
(7 Ayes - 0 Nays - Motion Carried)

Chairman Loesner stated that no new notices will be issued and if there is anyone in the audience for this application the new hearing date will be March 22, 2007

CERTIFICATE OF NON-CONFORMANCE:

1. Application No. CNC12042006 / 34 Paterson Hamburg Turnpike / Block 6 Lot 17 / Brooks Nicklas and Wendy Farber
2. Application No. CNC12052006 / 26/24 Paterson Hamburg Turnpike / Block 6 Lot 18 / Brooks Nicklas and Wendy Farber

The notices and the newspaper affidavit are in order. Mr. Brooks Nicklas came forward with his attorney Joseph Ticoni. A survey of the property was submitted to the board members. John Barbarula swore in the applicant. John Barbarula stated that the Board Secretary located a Zoning Ordinance from September 1957, and according to the ordinance the Business District which is where the two homes are located, incorporates the Primary and Secondary Residence Ordinance as well.

On the lot known as 24/26 Paterson Hamburg Turnpike, Block 6 Lot 18, house is a four-family dwelling, one of the buildings is a Restaurant. The four-family dwelling is the only residence on the property. The other out buildings are not occupied.

On the lot known as 34 Paterson Hamburg Turnpike / Block 6 Lot 17, there is a three-family dwelling.

There was a letter submitted to the board that will be made part of the record.

Chairman Loesner opened the application to the public. No one from the public came forward thereupon; Bradley Clinton set forth the motion seconded by Al Heimall to close the public portion of the application.

ALL IN FAVOR

Thereupon Vice-Chairman Brendan Magennis set forth the motion the motion seconded by Bradley Clinton to approve the Certificate of Non-Conformance for 34 Paterson Hamburg Turnpike limited to three residential units and no residential occupancy of any out buildings.

ROLL CALL: Ayes: Magennis, Clinton, Venza, Heimall, Lang,
Reilly, Loesner
Nays: None
(7 Ayes - 0 Nays - Motion Carried)

The property known as 24/26 Paterson Hamburg Turnpike Block 6 Lot 18 will be limited to one commercial unit and four residential units with no occupancy in any out buildings. Thereupon George Lang set forth the motion seconded by Bradley Clinton to approve the Certificate of Non-conformance for 24/26 Paterson Hamburg Turnpike Block 6 Lot 18 with the limitations as stated above.

ROLL CALL: Ayes: Lang, Clinton, Venza, Heimall, Reilly,
Magennis, Loesner
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

The Resolutions will be read at the March 1, 2007 meeting.

NOTE:

Chairman Loesner stated that he will not be in attendance on March 1, 2007, however the 22nd of March is the Castle Rock Estates application and if the members have not been up to the site as yet, they should walk the site before the application is heard.

ADJOURNMENT:

Thereupon Al Heimall set forth the motion seconded by George Lang to adjourn the meeting.
ALL IN FAVOR

Meeting adjourned at 7:43 p.m.
Respectfully submitted by:

Linda Roetman
Board Secretary