1. Call meeting to order.

2. “Pledge of Allegiance to the Flag”.

3. This meeting was advertised in the Daily Record and the Roxbury Register.

4. Roll call.

5. Approval of minutes from November 10, 2010 meeting. Deletions, corrections, omissions?

6. Correspondence -- copies distributed, originals on file with secretary.

7. Approval of vouchers.

8. Memorialization of Resolution:

   **Hanson – 358 Howard Boulevard, Block 35, Lot 25.** Application to obtain front yard setback relief for the construction of a new dwelling within the footprint of the pre-existing structure that has since been demolished to the foundation.

9. Discussion Item:

   **Highlands Master Plan Element.** To present, discuss and accept public comment on the draft Municipal Master Plan “Highlands Element” to address mandatory Highlands Regional Master Plan requirements necessary to achieve Basic Plan Conformance for the Preservation Area. This draft Highlands Element will be submitted with the petition for Plan Conformance for the Preservation Area.

10. Motion to adjourn.
BOROUGH OF MOUNT ARLINGTON

PLEASE TAKE NOTICE that the Land Use Board of the Borough of Mt. Arlington will review, discuss and accept public as well as written comment on the draft Municipal Highlands Element at 7:00 p.m. on Wednesday, December 8, 2010 in the Mt. Arlington Borough Hall located at 419 Howard Boulevard, Mt. Arlington, NJ 07856. The document is available for public review at the Municipal Clerk's office located within the Municipal Building.
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Affiliate of Publication Charge: 0.00

TOTAL AMOUNT DUE: 7.25

Certification: By signing above, I certify that the facts therein stated are true and correct to the best of my knowledge and belief.

Signature: ________________________

Date: ________________________

Federal ID: 649222791

Check #: ________________________

Paid to: ________________________

Note: This form is part of the Association's accounting system to ensure proper payment.
Meeting called to order at 7:01 p.m.

“Pledge of Allegiance to the Flag” recited.


Approval of meeting minutes from November 10, 2010 meeting. Motion by Foley, second by Fostle. Yes: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli. Minutes approved.

Approval of vouchers. Motion by Foley, second by Cerasoli. Yes: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli, Stanzilis, Ondish. Vouchers approved.

7:03 p.m. – Galate arrives

Discussion Item:

**Highlands Master Plan Element.** To present, discuss and accept public comment on the draft Municipal Master Plan “Highlands Element” to address mandatory Highlands Regional Master Plan requirements necessary to achieve Basic Plan Conformance for the Preservation Area. This draft Highlands Element will be submitted with the petition for Plan Conformance for the Preservation Area.

Donna Holmqvist of Burgis Associates summarizes the draft module for the Board.

Galate: Since affordable housing portion does not affect Mt. Arlington, should this portion be omitted?

Ondish: Confirms that this portion does not currently apply but since regulations may change, the affordable housing portion may remain to avoid future modifications to the Master Plan.

Foely: Will the Highlands regulation affect any development opportunity of Mt. Arlington residents?

Holmqvist: Only those in the Preservation Area would be restricted. This area is limited to a small portion of the Borough.

Selvaggi: The expansion of water and sewer would be restricted within the Preservation Area.
Ondish: Acceptance of this module will allow for further grant money from the Highlands to investigate the Brownfield Redevelopment of the Borough landfill.

Loughridge: Name is spelled incorrectly in the draft document.

Ondish: Also, Sendler should be replaced by Paul Nelson within the document.

7:25 p.m. – Open to public

7:25 p.m. – Closed to public


Executive Session:

Motion to enter Executive Session by Simard, second by Foley. Yes: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli, Stanzilis, Galate, Ondish. Motion approved.

7:26 p.m. – Executive Session

7:50 p.m. – Return from Executive Session

Continuation of Public Hearing:

**Hanson – 358 Howard Boulevard, Block 35, Lot 25.** Application to obtain front yard setback relief for the construction of a new dwelling within the footprint of the pre-existing structure that has since been demolished to the foundation.

Roger Thomas, esq. of Dolan and Dolan presents application

Applicant, John Hanson, and Architect, Frank Mileto, continue to provide testimony under oath.

Mileto: Presents plan of proposed parking space located on the southerly side of the existing garage.

Discussion of safety and site distance of proposed space.

Discussion of adjacent property blocking view in the future by fence or plantings.

Hanson: Any obstructions would block the adjacent property owner’s site distance as well.

Ondish: Feels potential adjacent improvements should not be considered in the present application.
Loughridge: Feels the proposed location is compounding a pre-existing problem.

Could an easement be obtained from the adjacent property to the south?

Hanson: He is not sure.

Selvaggi: Could the parking space be reconfigured to allow space to turn around?

Phil: A parallel parking space would prevent traffic being blocked while backing into the garage. An easement would not be required and site distance in the southerly direction would be adequate from the proposed space. Adjacent property would not be affected.

8:29 p.m. – Open to public

8:29 p.m. – Closed to public

Phil: A site easement will be required regarding the height of the retaining wall to the proposed parking space.

Mr. Selvaggi will incorporate the decision of tonight’s meeting into the draft resolution prepared from the November 10, 2010 meeting into one resolution to be memorialized at the next regularly scheduled meeting.

Motion to grant variance for additional impervious coverage required fro proposed parking space by Foley, Second by Simard. Yes: Hallowich, Foley, Loughridge, Simard, Fostle, Cerasoli. Motion approved.

Motion to adjourn. Yes: All in favor. Motion approved.

Meeting adjourned at 8:39 p.m.

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Reyna M. Burger
Clerk/Secretary to the Board
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**Borough of Mount Arlington**

Borough of Mount Arlington, NJ 07856

**Attn:** REYNA M. BURGER

**Date:** November 27, 2019

**Account:** 60965074
**Order #:** 9101241141

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**Affixed of Publication Charge:**

**TOTAL AMOUNT DUE:**

7.25

**Signature:**

**FEDERAL I.D.:** 66.9373723

**Official Position:** Clerk