

June 20, 2013

A meeting of the Allendale Planning Board was held in the Municipal Building on June 20, 2013. The meeting was called to order at 8:08 PM by Mr. Quinn, Chairman, who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following members answered to roll call: Mr. Quinn, Mr. Sirico, Mr. Sasso, Mr. Walters, Mr. Zambrotta, Ms. Sheehan, Mr. Scherb, and Mr. Barra.

Absent: Ms. Checki, Mr. O'Connell, and Mr. Strauch

Mr. Quinn started by publicly recognizing Barbara Knapp for her work and dedication to the Planning Board over the years. Ms. Knapp is no longer the Secretary to the Board but Mr. Quinn wanted to thank her for her guidance and support in helping the Planning Board members and reminding him personally of anything that needed to be done in preparation for the meetings.

On a motion from Mr. Sirico, seconded by Mr. Zambrotta, the minutes from May 13, 2013 were approved. Mr. Barra abstained from voting as he was not present at that meeting. On a motion from Mr. Sirico, seconded by Mr. Zambrotta, the minutes from the May 16, 2013 meeting were approved. Mr. Scherb and Ms. Sheehan abstained from voting as they were not present at that meeting.

Mr. Dunn read the Resolution of Memorialization for Trinity Episcopal Church and a copy of it is on file at the Allendale Borough Hall. The Board requested that the date of May 13th be changed to May 16th and that the application be preliminary and final not just preliminary. On a motion from Mr. Sasso, seconded by Mr. Walters, the Resolution of Memorialization for Trinity Episcopal Church was approved with the noted changes. Ms. Sheehan and Mr. Scherb abstained from voting as they were not present at the May 16th meeting.

Mr. Quinn announced that the next matter was the re-approval of the minor subdivision of Barry and Susan Poskanzer, Block 1503.01, Lots 14 and 15. Mr. Whitaker introduced himself as the attorney representing the Poskanzers. The purpose of this meeting was to make a request for the re-approval of a Resolution that the Planning Board approved on January 21, 1999. The Poskanzers owned the property back in 1999 and still own the property today. Mr. Whitaker said that the escrow was posted as per the Board's request and that the provisions on Mr. Yakimik's report would be addressed. It was a minor subdivision and was not done to create a new lot but to make a modification of the lot line between two adjoining lots.

Mr. Poskanzer of 40 Carteret Road was sworn in. Mr. Poskanzer testified that there have been no changes on either of the properties and that they were just changing the lot line. He was looking to re-file the map made by the Vollmer Associates. The Planning Board and Bergen County Planning Board had approved the map back in 1999. The map was never perfected or

filed with the Bergen County Clerk's Office which is why they needed a re-approval of the subdivision. Mr. Dunn asked if Mr. Poskanzer was aware of any zoning changes and Mr. Poskanzer said no. Mr. Dunn asked whether any improvements were made to the property but Mr. Poskanzer said no improvements have been done to either his property or to the adjoining lot since that time. Mr. Dunn asked about tax bills and Mr. Poskanzer said they were taxed according to the original size of the lots and not by the subdivision of 1999. Mr. Barra said he spoke to the tax assessor and she had no problems with this application.

Mr. Quinn asked Mr. Yakimik for his report. Mr. Yakimik said that he visited the property and that there have been no changes to either lot or to the zoning of either parcel. He did note that the Map Filing Law has changed and is now called the Recordation Act which will have different procedures. Mr. Yakimik suggested that the Bergen County Planning Board be contacted for approval of the map. Mr. Whitaker said the office had been contacted and would re-approve the filing of the map. Mr. Quinn said that the short story was that the map was never filed correctly and Mr. Whitaker agreed. Mr. Quinn opened the meeting to the public but no one came forward to comment. Mr. Dunn read the Resolution Memorialization of Barry and Susan Poskanzer from 40 Carteret Road or Block 1503.01, Lots 14 and 15. The Board and Mr. Whitaker suggested changing the date on the Resolution Memorialization to Feb. 14, 2000.

On a motion from Mr. Zambrotta, seconded by Mr. Scherb, the re-approval of the minor subdivision for Barry and Susan Poskanzer was approved.

The Board discussed reviewing parts of the Master Plan at future meetings.

On a motion from Mr. Sirico, seconded by Mr. Walters, the meeting was adjourned at 8:50PM.

Respectfully submitted,

Diane Knispel