

**Township of South Hackensack
PLANNING BOARD
January 19, 2010- Reorganization
7:30 p.m.
MINUTES**

At 7:34 p.m. this meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was provided to The Record and The Herald News and by posting a copy of the meeting notice on the bulletin board in the clerk's office where notices are customarily posted.

The Chairman led the Flag Salute.
The Acting-Secretary called the Roll.

<u>Members Present</u>	<u>Members Absent</u>
James Anzevino	Frank Cagas
Vincent Stefano	Anthony Vigilanti
Pat Spadavecchia	Leo Rossi
Raymond DeRiso	Frank Capolupo
Butch Walsh	John Schettino – PB Attorney

Minutes

Stefano **motioned**; Spadavecchia seconded to **approve the Minutes** of October 19, 2009. All in favor.

Correspondence

Mary Terraccino informed all of the new members and any board member that have not received their certificate that the NJPO has a list of classes available for them to obtain their certification. Board members must receive fulfill this obligation within 18 month of being appointed.

At 7:40 p.m. the board recessed until the attorney arrived.
At 8:03 p.m. the meeting was re-opened.

Oath of Office

John Schettino administered the Oaths of Office to

James Anzevino – (Class I – Mayor).....1 yr. term/expire 12-31-2010

Raymond DeRiso - (Class II).....1 yr. term/expire 12-31-2010

Frank Cagas – (Class III).....1 yr. term/expire 12-31-2010

Frank Capolupo (Class IV).....4 yr. term/expire 12-31-2013

Leo Rossi (Class IV).....4 yr. term/expire 12-31-2012

Vincent Stefano welcomed all the new members along with the returning members.

Re-Organization

Resolution No. 2010-01

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Anzevino **motioned**; Cagas seconded to appoint Lydia Heinzelman as Secretary to the Planning Board. All in favor.

Resolution No. 2010-02

DeRiso **motioned**; Anzevino seconded to **appoint John Schettino as legal counsel** for the Planning Board and set compensation of a yearly retainer of \$2,500 and \$100 per hour for all professional services reasonably required to be rendered in connection with application to this Board and the defense of litigation instituted in relation to such application subject to the limits of the lawful appropriation made therefore and only upon the presentation and approval of a certified voucher for such services. These funds are subject by way of adoption of the 2010 municipal budget. The provisions of said contract shall be in accordance with the dictates of the N.J. S.A. 19:44A-20.4 et seq for non fair and open contracts that will exceed \$17,500. All in favor.

DeRiso **motioned**; Cagas seconded to appoint Vincent Stefano as **Chairman** to the Planning Board. All in Favor.

Vigilanti **motioned**; Spadavecchia seconded to appoint Butch Walsh as **Vice-Chairman** to the Planning Board. All in Favor.

Old Business

There was no old business.

New Business

PB Application No. 2010-01
B 23.02 Lots 4,5 – 490 Huyler Street
490 Huyler St LLC

The attorney for the applicant is Joseph Basralian. He indicated that the building had multi-tenants and is located in the C-Industrial Zone. The shed on Bruce Court will be demolished. They plan to increase the parking in the front yard along Huyler Street and additional parking along Bruce Court. The requested site plan approval is for variances in the front yard and continuation of all existing nonconformities in order to modify the existing car and truck parking areas, improvements to reduce the building coverage and to increase the landscaped area and to increase the on-site parking combined with certain drainage improvements.

Licensed Engineer Michael Lanzafama testified that the existing warehouse and office building fronts on three streets creating practical difficulties. He explained the exhibits marked A-1 through A-8 which included colored sketch of the tenants. Existing now are 15 loading bays and 63 parking spaces where 192 are required. With all of the proposed additional parking the 63 parking spaces will be increased to 92. Landscaping will be increased from 6.5% to 7.8 % and the impervious coverage will be reduced from 93.83% to 92.17%. They propose a stormwater collection system at the corner of Bruce and Huyler Street and the existing collection system

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will be cleaned out. This application was filed with the BC Planning Board and also with the So. Hackensack Police and Fire Departments. The building is 1/3 occupied and are currently seeking new tenants. He concluded these variance will enhance the site.

The board members questioned the rail road spur in the rear of the building, compact cars along Bruce Court, the loading docks along Bruce Court, sidewalk and curb along Huyler Street between Bruce Ct. and Chippewa St. with Handicapp depressions, and turn around access for fire trucks.

The Public Hearing on this application was open to the public. Since there were no comments. The Public Hearing was closed.

DeRiso motioned; Walsh seconded to **approve the 490 Huyler St LLC application** subject to written response from the police and fire departments, parallel parking along Bruce Court, RR abondment, compliant with the Boswell's letters dated January 8th and January 19th, 2010 and BC Planning Board recommendations. Roll Call Vote: 9 yes – Anzevino, Stefano, Spadavecchia, Capolupo, Walsh, Cagas, Vigilanti, Rossi, and DeRiso.

Board Discussion

Stefano motioned; Capalupo seconded that the board would hold its meetings monthly on the 3rd Monday of each month with the exception of January 19th and February 16, 2010. All in favor.

Mary Terraccino informed the board that the Annual Meeting notice was published in The Herald and The Record by the Municipal Clerk.

At 9:18 p.m. Walsh motioned; Stefano seconded to adjourn the meeting. All in favor.

Respectfully Submitted,



Mary Terraccino
Acting Secretary

January 19, 2010

**PLANNING BOARD OF THE
TOWNSHIP OF SOUTH HACKENSACK
January 19, 2010**

RESOLUTION NO. 2010-01

**APPOINTMENT OF THE BOARD
SECRETARY, A SALARIED NON-
CONTRACTUAL APPOINTMENT, FOR THE
YEAR 2010**

WHEREAS, this Body requires the services of a Board Secretary, and

WHEREAS, N.J.S.A. 40A:55D-24 provides that a Planning Board may appoint such person qualified to render those services, and

WHEREAS, this Board has considered the qualifications of -
Lydia Heingelman, South Hackensack, N.J., as Board Secretary and desires to appoint her to that position,

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of South Hackensack that the said Lydia Heingelman be and is hereby appointed to the position of Secretary of this Board for the year 2010, and

BE IT FURTHER RESOLVED that this appointment be made known to the Township Committee of the Township of South Hackensack with the recommendation that she be engaged and compensated under the Salary Ordinance of this Township accordingly.

I hereby certify that the foregoing is a true copy of the resolution of the South Hackensack Planning Board duly adopted in this matter on January 19, 2010.

Date: January 19, 2010



Acting
Planning Board Secretary

**PLANNING BOARD OF THE
TOWNSHIP OF SOUTH HACKENSACK
January 19, 2010**

RESOLUTION NO. 2010-02

**APPOINTMENT OF THE BOARD
ATTORNEY FOR THE YEAR 2010
AND AUTHORIZATION OF
PROFESSIONAL CONTRACTS FOR
THOSE SERVICES**

WHEREAS, this Body requires the services of a Board Attorney, and

WHEREAS, N.J.S.A. 40A:55D-24 provides that a Planning Board may engage the services of such persons qualified to render those services, and

WHEREAS, this Board has considered the qualifications of John Schettino, as Board Attorney, and desires to appoint him to that position, and

WHEREAS, the Local Public Contracts Law authorizes the award of contracts for professional services without competitive bidding, and

WHEREAS, this Board has determined that the compensation to be paid to such attorney may exceed the sum of \$17,500.00, and

WHEREAS, the said attorney has been notified of the obligation to file a Business Entity Disclosure Certification as required by the New Jersey Pay-to-Play Law and further notified that his contract will prohibit the making of any reportable contribution to a political or candidate committee of the Township of South Hackensack throughout the term of the contract as provided in that law,

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of South Hackensack that John Schettino, having his office at 800 Main Street Suite 101, Hackensack, New Jersey 07601, be and is hereby appointed as Attorney to this Board for the year 2010, in consideration of a yearly retainer of \$2,500.00 together with

the payment of \$100.00 per hour for all professional services reasonably required to be rendered in connection with applications to this Board and the defense of litigation instituted in relation to such applications subject to the limits of the lawful appropriation made therefore and only upon the presentation and approval of a certified voucher for such services, and

BE IT FURTHER RESOLVED as follows:

1. There is hereby authorized a contract with the aforesaid professional reflecting the aforesaid terms in such form as the Township Attorney may require and approve.

2. This contract is awarded pursuant to N.J.S.A. 40A:11-5(1)(a) based upon a determination by this Board that the services to be rendered thereunder are those of a person authorized by law to practice a recognized regulated profession.

3. The said contract together with the attorney's Business Entity Disclosure Certification shall be placed on file in the office of the Township Clerk and open for inspection by the public during the regular office hours thereof.

4. The Board Secretary shall give notice of this action by publication of a notice as required by law.

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the Planning Board on January 19, 2010.

Date: January 19, 2010


Acting
Planning Board Secretary