

# **Borough of River Edge/ Municipal Land Use Board**

Meeting Minutes  
September 14, 2017

## **PRESENT:**

<b>Chair</b>	<b>James Arakelian</b>
<b>Vice-Chair</b>	<b>Richard Mehrman</b>
<b>Secretary</b>	<b>Dr. Jeffrey Gewirtz (7:46PM)</b>
<b>Board Member</b>	<b>Eileen Boland</b>
<b>Board Member</b>	<b>Lou Grasso</b>
<b>Board Member</b>	<b>Chris Caslin (7:46PM)</b>
<b>Board Member</b>	<b>John Monroe</b>
<b>Alt. Board Member</b>	<b>Michael Krey</b>
<b>Attorney</b>	<b>Steve Muhlstock (For Brian Chewcaskie)</b>
<b>Zoning Official</b>	<b>Mark Skerbetz</b>

## **ABSENT:**

<b>Mayor</b>	<b>Edward J. Mignone – Excused</b>
<b>Board Member</b>	<b>Councilman Vito Acquafredda - Excused</b>
<b>Planner</b>	<b>Tom Behrens</b>
<b>Engineer</b>	<b>Robert Costa</b>

## **Opening**

The Work Session Meeting of the Borough of River Edge/ Municipal Land Use Board was called to order at 7:36PM on September 14, 2017 by Chair James Arakelian.

## **Salute to Flag – Board Member John Monroe**

### **Sunshine Law (Open Public Meetings Act)**

Adequate notice of this meeting has been provided by sending notices on December 23, 2016 to The Record and The Ridgewood News, by posting on the bulletin board in the lobby of the Borough Hall, and filing a notice of the same with the Municipal Clerk.

Chair Arakelian welcomed former Mayor Sandy Moscaritolo.

**Roll Call by Attorney Steve Muhlstock - A quorum was established.**

## **Work Session**

### **New Business**

#### **A. Kontak - Application #**

**343 Howland Ave.**

**1108/5 – Application for Completeness**

- a. Bulk Variance needed for 416-8 lot coverage variance**
- b. Bulk Variance needed for 416-8 impervious coverage variance**
- c. Bulk Variance needed for 416-13A (5) side setback variance**

Mr. Kontak and his architect Raul Mederos came forward. Mr. Kontak explained that he is looking to add a small addition to the driveway so he can park a 2<sup>nd</sup> car in the driveway. He would also like to add a modest shed in the rear of the property, because he does not have a garage and he would like to be able to store items like a lawn mower and snow blower.

Zoning Official Skerbetz had no issues and deemed it complete.

Attorney Steve Muhlstock said everything was in order and deemed it complete.

**Chair Arakelian asked for a motion to deem application complete** – Motion by Vice-Chair Mehrman, second by Michael Krey.

**All in favor 6-0**

**Approve the Minutes of July 27, 2017** – Motion by John Monroe, second by Vice-Chair Mehrman.

**All in favor 6-0**

#### **B. Kelm - Application #**

**175 Lozier Terrace**

**1210/08 – Application for Completeness**

- a. Bulk Variance needed for 416-8 lot coverage variance**
- b. Bulk Variance needed for 416-8 impervious coverage variance**
- c. Bulk Variance needed for 416-27C (6) Accessory Structure**
- d. Bulk Variance needed for 362-24D curb cut width**

**Mr. Lou Grasso recused himself as he lives within 200 feet of “notice” of this property.**

Mr. Michael Kelm and his builder Artie Sopelsa came forward. Mr. Kelm explained he wants to enlarge his single family home, add a pool and pergola for future recreational use and enlarge the curb cut to accommodate the new architectural style and look (while also meeting the needs of more vehicles for a growing family).

Zoning Official Skerbetz had no issues and deemed it complete.

Attorney Steve Muhlstock said everything was in order and deemed it complete.

**Chair Arakelian asked for a motion to deem application complete** – Motion by Vice-Chair Mehrman, second by Mr. Monroe.

**All in favor 5-0 (Mr. Grasso recused himself).**

- C. Broderick - Application #**
  - 65 Route 4 East**
  - 1417/1 - Application for Completeness**
  - a. Variance for two (2) new signs**

Mr. Broderick and his attorney, Mr. Tom Barrett came forward.

**Chair Arakelian wanted to let the record show that Dr. Gewirtz and Mr. Caslin were now present (7:46PM)**

Mr. Barrett explained that his client Mr. Broderick needs to have signage. He explained that because of the location of the signs it will have no impact on the residents. He also stated that they need a variance because of the size of the signs, the location of the signs and the number of signs.

Zoning Official Skerbetz had no issues and deemed it complete.

Attorney Steve Muhlstock said everything was in order and deemed it complete.

Chair Arakelian stated that the Board was provided with a report from the Board’s Planner because he couldn’t be at the meeting. In the report he gives several reasons why the application is not in accordance with some of the town’s ordinances.

Mr. Barrett stated that he had a representative from the sign company as well as Mr. Broderick’s planner with him this evening.

Mr. Monroe recused himself from hearing this application.

Dr. Gewirtz asked if the square footage indicated on Mr. Behrens report included the numbers or not. He asked when considering this variance should they include the numbers.

Mr. Skerbetz stated that his review does not, and that it is correct not to include the square footage of the numbers because the ordinance does not mention numerical addresses as signage.

Mr. Gewirtz asked if each sign is 147.42 and that the remaining tenant sign is 45.2.

Mr. Barrett said that is correct.

**Chair Arakelian asked for a motion to deem application complete** – Motion by Dr. Gewirtz, second by Mr. Mehrman.

**All in favor 7-0 (Mr. Monroe recused himself).**

Chair Arakelian said that because the Board Planner was unable to attend the meeting could they move the hearing to September 28, 2017.

Mr. Barrett and Mr. Broderick said yes.

Chair Arakelian asked Mr. Barrett to call Planner Behrens tomorrow(September 15, 2017) to set up a site plan review prior to the September 28<sup>th</sup> hearing.

**D. Kang - Application #  
381 Kinderkamack Road  
1004/8.02 - Application for Completeness**

Mr. Kang and his Attorney Mr. Tom Barrett came forward.

Chair Arakelian explained that this application is a sub-division that was approved back in 1991. There were conditions that were put in at that time, and now Mr. Kang is looking to remove one of those conditions. They are also seeking a rear yard variance because of the unusual shape of the property - it meets the setback requirement on the southwest side of the house, but as they move to the north side of the property the property line also moves and the closest point of the northwest corner of the house is 15.7 feet from the property line thereby requiring a variance.

Zoning Official Skerbetz stated that he did not review this application, and that he referred it to the Board Planner Behrens.

Attorney Steve Muhlstock stated that his partner indicated that there were other resolutions that should be looked at.

Mr. Barrett stated that he was unfamiliar with the other resolutions.

Attorney Steve Muhlstock stated that they have the resolution of the Planning Board dated April 18, 1991 (which listed the resolutions).

Chair Arakelian said that in the interest of being able to investigate the other resolutions, and also have the Board Planner and Engineer present, they will hold off deeming this application complete until the next MLU Board Meeting on September 28, 2017.

Mr. Barrett asked if the Board could inform those present at this meeting that they have been notified and that this application will be carried over to the next meeting on September 28, 2017.

Attorney Steve Muhlstock said that the applicant did notice in the Record on August 25, 2017 calling for the matter to be heard this evening and adequately describe the property and the variances being sought. For the public present this evening on this application there will not be any further notice, this is their notice - the case will be heard in two (2) weeks.

Vice-Chair Mehrman stated that it is an insufficient site plan, and that he is requiring a site plan. He stated that there are missing meets and bounds (he wants boundary descriptions).

Attorney Barrett said that a site plan is not required for a single family dwelling regardless if you are seeking a variance.

Zoning Official Skerbetz said that he believes Vice-Chair Mehrman is requesting a plot plan, which is a site plan for residential one/two family dwellings. He also said that the requirements for a plot plan (sub-division) are listed in the ordinance.

Vice-Chair Mehrman stated that the site plan does not show an area map. He doesn't know if the variance schedule is complete, it is incomplete as far as showing seepage pits and drainage. There is nothing on pavements; nothing on sewer and water locations. He further stated that he doesn't even know if the Borough Engineer has reviewed the calculations of soils.

Attorney Barrett stated that he submitted it to the Borough Engineer and he should talk to him. He said that he had suggested a work session before this, and he heard nothing – he submitted everything to the Borough.

Chair Arakelian suggested that Attorney Barrett call Attorney Chewcaskie and set up an informal site review before the next meeting where they can hash over this and schedule for two weeks.

**Attorney Steve Muhlstock again reiterated that there will be no further notice on this and it will be heard in two weeks (September 28, 2017).**

**Chair Arakelian asked for a motion to close the Work Session – Motion by Eileen Boland, second by Dr. Gewirtz**

**All in favor 8-0**

**Chair Arakelian called to order the Regular Meeting of the Municipal Land Use Board at 8:10PM.**

**Roll Call**

<b>Chair</b>	<b>James Arakelian</b>
<b>Vice-Chair</b>	<b>Richard Mehrman</b>
<b>Secretary</b>	<b>Dr. Jeffrey Gewirtz</b>
<b>Board Member</b>	<b>Eileen Boland</b>
<b>Board Member</b>	<b>Lou Grasso</b>
<b>Board Member</b>	<b>Chris Caslin</b>
<b>Board Member</b>	<b>John Monroe</b>
<b>Alt. Board Member</b>	<b>Michael Krey</b>
<b>Attorney</b>	<b>Steve Muhlstock (For Brian Chewcaskie)</b>
<b>Zoning Official</b>	<b>Mark Skerbetz</b>

**ABSENT:**

<b>Mayor</b>	<b>Edward J. Mignone – Excused</b>
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**A. Kontak - Application #**

**343 Howland Ave.**

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Mr. Jeff Kontak residing at 343 Howland Avenue, River Edge, NJ 07661 and his architect Raul Mederos with IMAGEN Architect at 24 West Railroad Avenue, Tenafly, NJ 07670 came forward and were sworn in.

Architect Mederos said that the property is currently non-conforming on the left side where 7.5 feet is required and there is side yard setback of 5.3. In the rear it encroaches where 25 feet is required and there is currently 20.9. There is currently no garage on the house and the driveway is 16 feet wide with a little missing portion at the rear towards the house on the left side. They are not changing anything on the house itself, what they are proposing is to square off the end of the driveway at the left side and proposing a 7x9 detached storage shed in the rear. It puts them at 25.82%, so less than a full percent over the requirement. With the driveway and the shed it puts them beyond the imperious number that is required - about 114 square feet, which brings them about another 1% more of imperious coverage.

Attorney Steve Muhlstock wanted the record to show that Mr. Kontak did advertise in the Record on August 31, 2017 calling for the meeting tonight, September 14, 2017 and he did seek approval for any variance that may be required and that notices were sent to the 200' residents.

Architect Mederos stated that they need 3 variances. One for impervious coverage – requirement is 35%, what is there now is 38% and with the improvements they would be a little over 39%. The second variance is the lot coverage having to do with building coverage and that goes up a full percentage from 25% to almost 26%. The third variance has to do with the setback of the driveway to the side property line, where the requirement is 2 feet and the current driveway is .6 of a foot so about 8" from the property line and they would be continuing that current non-conforming straight back to square off the driveway.

Dr. Gewirtz asked about a seepage pit - do they have any issues with water on the property.

Mr. Kontak said no he doesn't and that the shed will be placed on a concrete pad.

Mr. Krey asked about the air conditioning units, are there 1 or 2.

Architect Mederos stated that Mr. Kontak is hoping to finish off his attic space and may require a 2<sup>nd</sup> unit, and wanted to include it in the plans just in case.

Zoning Officer Skerbetz stated that air conditioning units are not included in the impervious coverage.

Mr. Krey asked what the length of the extension of the driveway would be.

Architect Mederos stated that it would be 9 feet in and 6 feet over.

Vice-Chair Mehrman stated that Mr. Kontak is to be commended for what he did with the house. He watched the house go up and it is a fine job.

Chair Arakelian asked for a motion to open to the public.

**Motion to open the meeting to the public** – Motion by Mr. Monroe, second by Dr. Gewirtz

**All in favor 8-0**

No one from the public came up to speak.

**Motion to close the meeting to the public** – Motion by Mr. Monroe, second by Dr. Gewirtz

**All in favor 8-0**

Chair Arakelian asked if the Board Members had any other questions or comments. No one did. Chair then asked for a motion to approve.

**Motion to approve this application** – Motion by Mr. Monroe, second by Vice-Chair Mehrman.

**All in favor 8-0**

**E. Kelm - Application #**

**175 Lozier Terrace**

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- b. Bulk Variance needed for 416-8 impervious coverage variance**
- c. Bulk Variance needed for 416-27C (6) Accessory Structure**
- d. Bulk Variance needed for 362-24D curb cut width**

**Mr. Lou Grasso recused himself as he lives within 200 feet of “notice” of this property.**

Attorney Steve Muhlstock wanted the record to show that Mr. Kelm did advertise in the Record on August 25, 2017 calling for the meeting tonight, September 14, 2017 and he did seek approval for any variance that may be required and that notices were sent to the 200’ residents. The Board has jurisdiction to hear this application.

Mr. Michael Kelm and his builder Artie Sopelsa were both sworn in and each stated their name and addresses – Mr. Michal Kelm – 175 Lozier Terrace, River Edge, NJ & Mr. Arthur Sopelsa – 171 Elm Ave., Bogota, NJ (Builder).

Mr. Kelm stated that he moved to River Edge 3 years ago with the intention of renovating the home that he bought. He is asking to build a pool – not now, but possibly in the future, right now he is renovating his home. On the advice of his architect, who suggested that if he is going for variances anyway, he should get the pool variance done at this time.

Zoning Office Skerbetz said that between the pool, pool patio & pergola there will be 11 ½% total impervious that is going to be added, and that is not including the new structure itself which is going to add coverage. As far as the driveway it needs a variance because curb cut for this size is 20 feet and he is asking for 22 feet.

Dr. Gewirtz asked if this is being built on existing foundation or additional foundation.

Mr. Kelm said there would be additional foundation.

Dr. Gewirtz asked how much additional foundation will be added to the existing.

Mr. Sopelsa stated about 2.6% of the house is going to be added to the lot coverage.

Zoning Official Skerbetz said the dwelling right now is 1,667 and he is proposing 2,373 - roughly over 700 square feet of a larger home that is there now.

Dr. Gewirtz asked if the new foundation will be basement as opposed to slab.

Zoning Official Skerbetz stated he did not know.

Dr. Gewirtz said he was concerned with the dig for a pool and the dig for additional basement how it would affect the water drainage and water tables in the area.

Mr. Sopelsa stated that they have the engineer report and they are putting in 2 (1000 gallon) tanks to take on the extra load of the pool and the addition.

**Exhibit A-1 - letter from Christopher Lantelme (Engineer) - 2 page document showing the calculations for the drainage pits and what appears to be a diagram for a 1000 gallon tank.**

Mr. Sopelsa stated that the locations are going to be the front and the back of the house.

Dr. Gewirtz asked what the amount of soil removal for this property is.

Zoning Official Skerbetz stated that he believed it's a threshold of 100.

Dr. Gewirtz asked if they would need a variance for the soil removal.

Zoning Official Skerbetz said no not a variance, just approval.

Chair Arakelian told Mr. Kelm that if he is going to be removing 100 square yards of soil he may have to come back to the Board.

Zoning Official Skerbetz said they are removing 613 - they are here anyway, but the Engineer may want additional information for drainage.

Dr. Gewirtz asked if the only place they are digging is the addition part of the house.

Mr. Kelm stated yes.

Dr. Gewirtz asked if the height of the foundation is above grade.

Mr. Sopelsa stated that the grade drops about 3 to 4 feet on the property from one corner to the other. He also stated that the one side (the garage area) will be almost level with the property and then it will drop 3 to 3 ½ almost 4 on the northwest side.

Dr. Gewirtz asked if Mr. Kelm knew if there was a storm drain in the street.

Mr. Kelm stated he did not know.

Dr. Gewirtz stated that he was concerned about the run off of water especially with the pool being covered.

Mr. Kelm said that there are 3 other homes that are higher than his that have that size driveway.

Mr. Sopelsa said you have to figure for 0 water for that size property.

Dr. Gewirtz said he understands that but what is the runoff on the property with the addition of the pool.

Zoning Official Skerbetz stated that in the state of New Jersey you can't create anymore runoff on your property then what currently exists.

Dr. Gewirtz said his concern is that a pool is proposed, and this is based on the proposed pool - so if the pool isn't built now, and they decide to do it later, do they have to come back. The pool would have to be built as per the depth and size that is stipulated in the current plans otherwise they would have to change the seepage pits.

Zoning Official Skerbetz said that they would have to start construction within the year.

Dr. Gewirtz asked if they don't start construction of the pool within the year what happens to the pool.

Mr. Kelm stated that he plans on putting the seepage pits in, even if he doesn't put the pool in, just to be make sure he has enough.

Zoning Official Skerbetz said that if the Board approves this tonight, they will have to put the seepage pits in – it has to be done in order to get the CO. Whether or not they put the pool in, that is up to them, but they do have to do what is on the plans if it is approved tonight.

Mr. Kelm stated for the record that he is going to put the seepage pits in even if they don't put the pool in.

Mr. Caslin asked what the function of the wall is that is to be replaced.

Mr. Kelm stated that it is his neighbor's wall – Mr. Kelm will be putting in a concrete wall, replacing the railroad tire wall that is currently there.

Mr. Caslin asked what the dimension of the wall is.

Mr. Sopelsa stated it is 3 feet.

Vice-Chair Mehrman asked about the curb cut.

Mr. Kelm stated it is for aesthetic purposes, plus it is easier to come in and out of the driveway.

Vice-Chair Mehrman asked must you have the 22 feet.

Mr. Kelm said I am asking for it, but if it is that big of an issue.

Vice-Chair Mehrman stated that it is unusual that he is hearing that a drop curb is going to add to the aesthetics of the site and the building and he can't support it.

Mr. Kelm said okay so he will keep it at 20 feet.

Eileen Boland said that she thinks that the Board should try and reduce the coverage as much as possible.

Vice-Chair Mehrman said that with the bulk variance the maximum lot coverage is 25% and they are proposing 30-31% - that is about 23% over. That's not too bad but the one

that is driving everything is the swimming pool and perhaps the pergola, but the swimming pool is driving the lot coverage. To be more exact the impervious surface coverage – where 35% is permitted and they are at almost 50% (49.3% to be exact) and that is 41% great than what is allowed.

Mr. Gewirtz asked if he could interrupt because it is all related. He said Mr. Kelm has down that he has a 75x100 square foot property, but the proposed lot area is 8438. So he is confused as to how Mr. Kelm's lot area is different than the measurement of the property. What are the true measurements of the property.

Mr. Kelm said it is 112.

Chair Arakelian said that the correction will be made and the depth will be changed from 110 to 112.5.

Zoning Official Skerbetz stated that he used the dimensions on the plan that was provided to him which was the 112.5.

Vice-Chair Mehrman said let's see what remains with the pool in place – there is a green strip in the setback between the building and the property line on the left side and likewise Mr. Kelm has about 8 feet of a green strip on the right side. If he looks at the pool he has a strip there of about 4 feet or so where they are showing shrubbery so that goes right across. Also in the front there is a green strip between the driveway and left property line. The only two pieces of green remaining is in the front yard from the driveway to the right of the property line which has a walkway and roughly 1/3 of the rear yard on the right side and the rest of the property of impervious coverage is driveway, house, pool with patio and the pergola so there is really no green space left with the pool. The pool is going to raise the impervious lot coverage by 50%, which is very high. He also stated that in his opinion, it is almost approaching an urban atmosphere in suburbia and it is too much. If Mr. Kelm removes the pool he will be presenting him and his future family with a nice green backyard. He has no problem with the pergola. Vice-Chair Mehrman said that he cannot support this application with the pool, nor the 22 foot drop curb.

Eileen Boland agreed - she thinks the coverage is way too high.

Chair Arakelian asked Mr. Kelm with that being said are you willing to remove the pool and the drop curb back to 20.

Attorney Steve Muhlstock said Mr. Kelm already agreed to move the drop curb back to 20.

Chair Arakelian asked Mr. Kelm if he was okay with that.

Mr. Kelm said he had no choice if that is what the Board is voting.

Attorney Steve Muhlstock said you have one person, but you don't know how the other Board members feel.

Mr. Kelm said like the Board said it is recreational, but it is something that his future wife would like, so he would like to discuss it with her. He also said he would like to hear what the rest of the Board has to say.

Chair Arakelian said if Mr. Kelm decides to leave the pool in and the Board turns it down than he will have to resubmit a new application.

Attorney Steve Muhlstock told Mr. Kelm he would have to resubmit with different calculations without the pool and at that point the Board would have to vote again. It would have to be a new application because the pool is a large part of his application. It is an item, so changing it changes the application.

Mr. Monroe asked if he withdraws the pool will he have to resubmit the application anyway.

Chair Arakelian said no, if he withdraws the pool the Board can vote on it and make it subject to no pool in the memorialization – that would be the 2<sup>nd</sup> option. The 3<sup>rd</sup> option would be to withdraw the pool, build his house and then come back at a future date and look for approval for the pool at that time.

Dr. Gewirtz asked if the pool was removed would the pool patio be moved as well.

Vice-Chair Mehrman said yes.

Dr. Gewirtz said if he removes the pool and the pool patio pavers the impervious coverage drops to 40%.

Eileen Boland said that she feels they should approve a percent versus an unknown.

Dr. Gewirtz said that is why he is doing the calculations to get an idea as to where they are.

Attorney Steve Muhlstock said instead of being at 49.3% they are at 40.1%.

Mr. Sopelsa said basically what the Board is saying is get rid of the pool or don't do the job. He said he would like to get a feel for what the other Board members are thinking.

Eileen Boland said Mr. Kelm could reduce the house and keep the pool.

Mr. Sopelsa said the house is only adding 2.6%. He doesn't think that it's overboard and the pool is adding another 2.6% to the impervious coverage.

Vice-Chair Mehrman said but it's putting it all together.

Mr. Sopelsa said he understands what is being said, but other people have pools in town, even Mr. Kelm's neighbor up the block.

Vice-Chair Mehrman said that they are talking about this application.

Mr. Sopelsa said he would like to get a feel for what the other Board members are thinking.

Mr. Krey said he was confused about the 2.6%, because he is looking at the pool and the pool patio and they are almost at 800 square feet.

Mr. Sopelsa said he was talking about the impervious coverage.

Dr. Gewirtz said the impervious comes out to about 9.2%.

Mr. Krey said if he takes out the pool he is down to 40 and that is still 15% over.

Mr. Sopelsa said he is not doubting him, but he does want to get a feel for what the other Board members are thinking.

Mr. Gewirtz asked if the driveway is currently for one or two cars.

Mr. Kelm said it is about 1 ½ cars.

Mr., Krey said that when he looks at the plans visually it looks like a lot more. Visually there is very little open green space. He was surprised it was 50% because it looks different when it is broken up.

Mr. Kelm said what you're telling me is that you're not going to vote for the pool.

Mr. Krey said he doesn't think he will.

Mr. Kelm said the pool is out, and the 20 foot drop curb is in.

Mr. Arakelian asked if there were any other questions.

Eileen Boland said she wanted to make sure he was maintaining the patio with the pergola and not making it any larger.

Mr. Kelm said what are you saying - if the pool is out he can't extend the backyard patio unless he shrinks down the kitchen.

Eileen Boland said she thinks 40% is enough coverage.

Vice-Chair Mehrman said he wanted to clarify that the pergola can remain.

Mr. Kelm said what if he decides to do an open patio without the pergola, it goes to impervious coverage as opposed to other coverage.

Zoning Officer Skerbetz said that lot coverage roof structures are impervious coverage so whether or not he has a concrete slab under his pergola it is still coverage. He also asked Mr. Kelm to clarify that he is removing the pool as well as the pool paver patio around the pool.

Mr. Kelm said yes.

Vice-Chair Mehrman said then there would be no need for the retaining wall around the pool, so it would all be green open space.

Mr. Sopelsa said that the only retaining wall would be the one they are replacing (the railroad tire wall) belonging to the neighbor.

Chair Arakelian said that concerning the fact that Mr. Kelm's neighbor has a pool the present Board is a new Board from whenever Mr. Kelm's neighbor's got their approval. So whatever the thinking process was then is different now and certainly over the last few years the Board has become a lot more cautious as far as impervious coverage. It's not a matter of saying yes to the people up the block and no to Mr. Kelm. The Board is just very concerned about water retention and so forth now more so then before.

Chair Arakelian asked if Mr. Kelm would still need soil removal.

Zoning Officer Skerbetz said yes he believes so and that Borough Engineer Costa will review it.

Eileen Boland said the pool is 120 cubic yards so it is still over 100.

Vice-Chair Mehrman stated that the Borough Ordinance states that all River Edge top soil stays in River Edge.

Mr. Sopelsa asked where do they place it.

Vice-Chair Mehrman told them to contact the DPW.

Chair Arakelian also said that there is a project going on down on Kinderkamack & Howland and maybe they would want to reach out to them.

**Motion to open the meeting to the public** – Motion by Eileen Boland, second by Vice-Chair Mehrman.

**All in favor 7-0 (Mr. Grasso recused himself)**

No one from the public came up to speak.

**Motion to close the meeting to the public** – Motion by Vice-Chair Mehrman, second by Mr. Krey.

**All in favor 7-0 (Mr. Grasso recused himself)**

Chair Arakelian asked for a motion to approve.

**Motion to approve this application** – Motion by Vice-Chair Mehrman, second by Mr. Krey to approve with the following revisions - the swimming pool and the associated patio be eliminated and that the drop curb remain at 20 feet; also, the soil movement is slightly over 100 cubic yards and that the Board includes the approval of the excess of the soil removal and that all top soil from this site remain in town.

Attorney Steve Muhlstock stated he wanted to note that it would all be subject to the Borough Engineer as far as soil removal, drainage and height. He said they are close on the height it is ½ foot away.

Vice-Chair Mehrman said that Mr. Costa would also review the landscape wall.

Dr. Gewirtz said that the application should reflect the accurate dimensions of the property. This is based on the dimensions of a 112 foot depth.

Attorney Steve Muhlstock asked Mr. Kelm if he could redo the site plan without the pool and if he could recalculate his numbers.

Mr. Kelm said yes.

Mr. Caslin asked should they discuss what they talked about earlier about putting a top set number – is it 40% - should there be an actual number in there now.

Vice-Chair Mehrman asked Mr. Kelm if the amended drawing could show the amended percentages.

Mr. Kelm said yes.

**Chair Arakelian said we have a motioned and a second could he get a roll call.**

**All in favor 7-0 (Mr. Grasso recused himself)**

Attorney Steve Muhlstock asked how quickly he could get it done.

Mr. Kelm said he would call his architect tomorrow and get right on it.

### **Miscellaneous Topics**

Vice-Chair Mehrman said that concerning the signage for the Route 4 application that was on for tonight, would it be to their advantage to have Zoning Official Skerbetz present at that sign committee meeting.

Zoning Official Skerbetz said he would be there.

Chair Arakelian said that there is also a standing committee on the sign ordinance and he has to look back at the minutes from the January meeting to see who he appointed to it. He said he would like Vice-Chair Mehrman to chair that committee and start working on it so that the Board could tighten up the Borough ordinance.

Vice-Chair Mehrman said that he would like to have the Borough Planner on that committee.

Chair Arakelian said that as far as the Master Plan Committee he would like to see them convene at the start of the year and start looking over the Master Plan (there are some historical elements that need to be looked at).

Vice-Chair Mehrman asked about the status of the New Bridge project.

Chair Arakelian said they met with the Site Plan Review Committee and they presented a plan. The plan looks very exciting. The Committee gave them some suggestions to make it more colonial looking because of where it is located. It sounds like the State or the County is going to be adding a museum where the junk yard use to be. They talked about having some antique lighting (perhaps flickering) and putting the landscape all the way up to the bridge - hopefully they will be in sometime in October. It also looks like they may be moving forward with the Christine Valmey property on Johnson Avenue and what they are proposing is a spa with some office space on top (no residence) and the plan looks absolutely beautiful. He said that the Board should be proud and that he has admiration for everyone on the Board as does the Mayor - the Mayor and he have talked about it.

**Chair Arakelian stated he wanted to entertain a motion to adjourn.**

**Motion to adjourn the meeting** - Motion by Mr. Caslin, second by Mr. Grasso.

**All in favor 8-0**

Meeting was adjourned at 9:27PM

Minutes submitted by: Carol Byrne

Approved on: Thursday, September 28, 2017