



## **MEETING MINUTES**

**January 25, 2011**

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A motion to appoint Gene Buczynski of Van Cleef Engineering as Engineer was made by John Fierro, second by Bill Andrews with Armstrong, Ciasullo, Dolan, Fitzgibbons, Telischak, Kibildis, Honig, Nasisi and Rizzo also in favor.

A motion to appoint David Maski of Van Cleef Engineering as Planner was made by Bill Andrews, second by John Fierro with Armstrong, Ciasullo, Dolan, Fitzgibbons, Telischak, Kibildis, Honig, Nasisi and Rizzo also in favor.

A motion to appoint Blanche Stuckey as Secretary to the Land Use Board was made by Patricia Dolan, second by Vito Telischak with Armstrong, Andrews, Ciasullo, Fierro, Fitzgibbons, Kibildis, Honig, Nasisi and Rizzo also in favor.

The Completeness Review Committee will include the following members: Robert Armstrong, John Fierro, Ken Fahrenfeld and Steve Sund.

The Redevelopment Committee will remain the same and consists of members Ken Fahrenfeld, Patrick Fitzgibbons and John Kibildis.

A motion to designate the New Jersey Herald and the Sunday Herald as the official publications for legal notices was made by Robert Armstrong, second by John Fierro with all in favor.

A motion to approve the meeting dates for 2011 was made by Robert Armstrong, second by Bill Andrews with all in favor. It was decided to keep the meetings on the fourth Tuesday of the month.

#### **4. APPROVAL OF MINUTES:**

A motion to approve the minutes from the December 28<sup>th</sup> meeting was made by Patrick Fitzgibbons, second by Vito Telischak with Armstrong, Andrews, Dolan and Kibildis also in favor with Ciasullo and Fierro abstaining.

#### **5. BILLS/VOUCHERS**

Dated 12/8/10 from Van Cleef Engineering Associates re: General	\$125.00
Dated 1/12/11 from Van Cleef Engineering Associates re: MNB Realty Co., LLC	\$ 31.25
Dated 1/12/11 from Van Cleef Engineering Associates re: Sign Ord. Review	\$125.00

A motion to approve the bills and vouchers was made by Bill Andrews, second by John Fierro with Armstrong, Ciasullo, Dolan, Fitzgibbons, Telischak, Kibildis, Honig, Nasisi and Rizzo also in favor.

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### 6. CORRESPONDENCE

Chairman Armstrong commented that we received a written response from Police Chief Varcadipane regarding the AA-1 Self Storage van.

### 7. REDEVELOPMENT PLAN

Bob Tessier of Heritage Consulting Services submitted his final report on the Redevelopment Plan. Chairman Armstrong thanked Mr. Tessier for his service to the Board during the past year. The report will be reviewed by the Subcommittee and the Board's final recommendation will be submitted to the Borough Council. John Fierro asked Mr. Tessier regarding the Main Street property if the highest and best use is parking. Other options were discussed such as having a small structure for a business on the property or merging the two lots for a private sale. Other issues discussed were the value of the property to the Borough, the property being off the tax rolls, the investment/cost the Borough made in purchasing this property, and the cost to the residents of the Borough. The lot is a narrow piece of property which only a very specific person would be interested in. A suggestion was made to approach the restaurant owner and possibly draw up a developer's agreement. Question was raised regarding the cost for a few parking spaces. If the cost runs into \$400,000 to \$500,000, that is an expensive parking lot.

The Board will review the report and through a thought process will determine the best use of the property and the reasons for our decision and submit that information to the Borough Council who will decide. One of the objectives of the Board is the revitalization of Main Street. A suggestion was made to develop a parking lot with a feature, a focal point. This could be a sculpture or some type of artwork.

For the redevelopment lots and their intended uses, we need to change the zoning. The Borough would advertise for a developer for the residential and commercial parcels. The Subcommittee will be meeting again.

### 8. OPEN TO THE PUBLIC

A motion to open the meeting to the public was made by John Fierro, second by Bill Andrews with all in favor. Jean Marie Castimore, 63 Main Street, asked if she would be able to see the Redevelopment Plan Report if she came to the office and the answer was yes.

### 9. CLOSE TO THE PUBLIC

A motion to close the meeting to the public was made by Robert Armstrong, second by Patrick Fitzgibbons with all in favor.

**10. ADJOURNMENT**

A motion to adjourn was made by Vito Telischak, second by Patrick Fitzgibbons with all in favor.

Respectfully Submitted by:

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Blanche Stuckey  
Land Use Board Secretary

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Date of Approval