

1 BOROUGH OF HASBROUCK HEIGHTS
2 HASBROUCK HEIGHTS LAND USE BOARD
3 320 Boulevard
4 HASBROUCK HEIGHTS, NEW JERSEY

5 TAKEN PLACE:
6 WEDNESDAY, SEPTEMBER 7, 2022

7 COUNCIL CHAMBERS
8 MEETING COMMENCING AT 7:30

9 MEMBERS PRESENT:
10 HENRY DOBBELAAR, CHAIRMAN
11 ERIC MASON, VICE CHAIRMAN
12 RUSSEL LIPARI, absent
13 KENNETH HAMPEL, Member
14 GINO TESSARO, Secretary
15 MARLENE VERRASTRO, Member
16 RITA PERDOMO, Member
17 VINCENT RISALVATO, Member
18 ALBERT CUPO, Member

19 APPEARANCE:
20 JOSEPH ROTOLO, ESQ.,
21 ATTORNEY TO THE BOARD

22 JEFFREY MORRIS, Board Engineer
23 KATHRYN GREGORY, Board Planner

24 MINUTES PREPARED BY BETH CALDERONE
25 Certified Court Reporter
LICENSE NO. XI01407
(Email) Calderone2000@aol.com
CELL (201) 982-5157

1 SEPTEMBER 7, 2022

2 SUNSHINE LAW: Public law 1975
3 Chapter 231 "OPEN PUBLIC MEETINGS
4 ACT" read by CHAIRMAN DOBBELAAR that the public
5 meeting will take place on WEDNESDAY, SEPTEMBER 7,
6 2022, Council Room, City Hall, 320 Boulevard,
7 Hasbrouck Heights, New Jersey commencing at 7:30
8 P.M.

9 FLAG SALUTE

10 -----
11 APPROVAL OF MINUTES:

12 AUGUST 3, 2022 minutes moved by M.
13 E. Mason, second by M. Verrastro

14 ROLL CALL: ALL MEMBERS SIGNIFIED BY
15 SAYING AYE TO APPROVE MINUTES AS SUBMITTED

16 -----
17 NEW APPLICATION

18 LB-22-19
19 SAL PALADINO
20 152 Bell
21 Subdivision

22 Application deemed complete

23 Applicant purchased one large lot
24 and is requesting a subdivision to split the lot in
25 two conforming lots. One lot sized at 112 X 100 and
26 one sized at 106 X 100 to build two single family
27 conforming homes. Applicant stated they will
28 contain the dust and debris from going onto the
29 adjacent properties during construction.

30 Applicant will construct two
31 conforming lots, with no variance request. The
32 request is a minor subdivision

33 Steven Kriso, 164 Bell Avenue, had a
34 concern in regards to the esthetics of the new
35 dwellings, and had a concern regarding conformity
36 with the surrounding neighbors.

1 Applicant will comply with all
2 zoning codes, height, setbacks as per ordinance.

3 Applicant will comply with storm
4 water management regulations and the plans will be
5 reviewed by the Engineer.

6 Motion offered by K. Hampel, second
7 by M. Verrastro.

8 ALL MEMBERS VOTED IN THE AFFIRMATIVE
9 TO APPROVE SUBDIVISION. R. Perdomo Abstained.

10 APPROVED

11 -----
12 CONTINUANCE

13 LB-22-18

14 JOHN BATTISTA

15 163-167 Kipp Avenue

16 Use Variance, Variances, Site Plan.

17 WILLIAM TORRE, ESQ., on behalf of
18 the applicant.

19 Having no further testimony to
20 present, and the public portion closed, the
21 applicant is before the board for comments and
22 discussion by the Board members and a vote in favor
23 or opposition.

24 Mr. Torre reiterated the zoning
25 requirements.

 Mr. Morris stated the elimination of
the concrete around the buildings.

 Ms. Gregory in summary stated in
terms of the negative criteria that there is no
substantial detriment to the public good or
substantial impairment to the zone.

 The lot being a transitional lot,
not ideal to have commercial uses, a benefit to
have a residential use.

NO PUBLIC QUESTIONS OR COMMENTS

1 BOARD DISCUSSION:

2 Comments/suggestions made as to
3 conditions of approval to the applicant regarding
4 his willingness to remove the second laundry room
5 and put in its place, a closet. Also lessening the
6 driveway width to 12 feet with Belgium block
7 curbing on both sides. Walkways from sidewalk to
8 front stairs to be paved.

9 A request for the utilities to be
10 placed underground. Removal of the shower on ground
11 floor to prevent the space becoming a studio
12 apartment. The facade will have stone with vinyl
13 shakes. Deed restriction stating no kitchen to be
14 installed in basement level.

15 Member V. Risalvato offered a motion
16 to approve with conditions. Second A. Cupo

17 ROLL CALL:
18 H. Dobbelaar: Yes.
19 V. RISALVATO: Yes.
20 M. VERRASTRO: Yes.
21 K. HAMPEL Yes.
22 E. MASON: No.
23 A. CUPO: Yes.
24 R. PERDOMO: Yes.
25 G. TESSARO: Yes.

APPLICATION APPROVED

MEETING ADJOURNED @8:00 PM

1 BOROUGH OF HASBROUCK HEIGHTS
2 HASBROUCK HEIGHTS LAND USE BOARD
3 320 Boulevard
4 HASBROUCK HEIGHTS, NEW JERSEY

5 TAKEN PLACE:
6 WEDNESDAY, OCTOBER 5, 2022

7 COUNCIL CHAMBERS
8 MEETING COMMENCING AT 7:30

9 MEMBERS PRESENT:
10 HENRY DOBBELAAR, CHAIRMAN
11 ERIC MASON, VICE CHAIRMAN
12 RUSSEL LIPARI, Member
13 KENNETH HAMPEL, Member
14 GINO TESSARO, Secretary
15 MARLENE VERRASTRO, ABSENT
16 RITA PERDOMO, Member
17 VINCENT RISALVATO, Member
18 ALBERT CUPO, Member

19 APPEARANCE:
20 JOSEPH ROTOLO, ESQ.,
21 ATTORNEY TO THE BOARD

22 JEFFREY MORRIS, ENGINEER

23 MINUTES PREPARED BY BETH CALDERONE
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1 OCTOBER 5, 2022

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6 2022, Council Room, City Hall, 320 Boulevard,
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8 P.M.

9 FLAG SALUTE

10 -----
11 APPROVAL OF MINUTES:

12 SEPTEMBER 7, 2022 minutes moved by
13 R. Lipari, second by V. Risalvato
14 ROLL CALL: ALL MEMBERS SIGNIFIED BY
15 SAYING AYE TO APPROVE MINUTES AS SUBMITTED

16 RESOLUTION: 22-19 153 Bell Avenue.
17 Minor Subdivision application with no variances, no
18 conditions other than standard drainage
19 calculations.

20 Motion offered to accept Resolution
21 by K. Hampel, second by A. Cupo
22 MEMBERS Tessaro, Risalvato, Hampel,
23 Mason, Lipari, Cupo, Chairman Dobbelaar VOTE IN THE
24 AFFIRMATIVE TO ACCEPT RESOLUTION. Member R. Perdomo
25 abstained

26 -----
27 RESOLUTION: 163-167 Kipp Avenue
28 22-18 minor subdivision application
29 to construction two duplex residences on site.
30 One condition about utilities being
31 all underground was part of the board approval.
32 Applicant requested by way of an e-mail from Mr.
33 Torre to remove that condition. Resolution
34 replicates the approval and conditions thereof.
35 Motion offered by R. Lipari for
36 acceptance of Resolution as submitted, second by V.
37 Risalvato.

38 Members Dobbelaar, Risalvato,
39 Hampel, Mason, Lipari, Cupo, Perdomo and Tessaro
40 all vote in the affirmative to accept.

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APPLICATION

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22-10 NJ North Development, LLC 239
Walter Avenue. The property currently sits on 108
X 108 lot. The applicant is seeking to demolish the
existing dwelling and build two separate homes all
conforming with zoning and building codes.

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APPLICATION DEEMED COMPLETE

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The lot is located in the R2 Zone
11,850 square feet, totally conforming in lot
depth, lot width. The existing dwelling is
nonconforming. The subdivision will eliminate the
non-conformities conformities. Applicant is
dividing the property down the middle to construct
two conforming lots for dwellings. Applicant will
supply seepage pits and storm water management will
be reviewed. Two proposed dwellings side-by-side on
two separate lots. Two-story buildings with a
basement. Two car garage, with space for two cars
in the driveway.

Applicant is conforming with all the
setback lines and will be in compliance with the
zoning and building codes.

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Motion offered by E. Mason to
approve, second by A. Cupo.

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MEMBERS Mason, Cupo, Perdomo,
Risalvato, Dobbelaar, Lipari, Tessaro, and Hampel,
all vote in the affirmative to approve.

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APPLICATION APPROVED.

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MEETING ADJOURNED @8:10 PM

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BOROUGH OF HASBROUCK HEIGHTS

320 Boulevard

Hasbrouck Heights, NJ

LAND USE BOARD

MINUTES

November 2, 2022

A Regular Meeting of the Land Use Board of the Borough of Hasbrouck Heights was held on November 2, 2022 at 7:30 p.m. in Council Chambers at 320 Boulevard.

Chairman Dobbelaar declared the meeting in Session, Adequate notice of this meeting was made to all members of the Board by mail and advertised in the Bergen Record and the Herald News as well as posted in the municipal building in accordance with the provisions of the "Open Public Meetings Act", Chapter 231, P.L. 1975.

ROLL CALL: Present: Henry Dobbelaar, Vincent Resalvato, Marlene Verrastro, Russell Lipari, Rita Perdomo, Gino Tessaro, Land Use Attorney Joseph Rotolo, Land Use Engineer Jeff Morris

Absent: Andrea Bocker, Kenneth Hampel, Eric Mason, Al Cupo

The Pledge of Allegiance followed

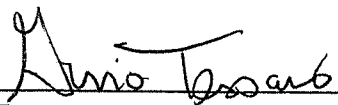
MINUTES: October 5, 2022 Meeting

The October 5th meeting minutes were unanimously approved by all Board Members present.

RESOLUTIONS: LB-22-20 Authorizing NJ North Development 239 Walter Avenue, Block 45
Lot 14.01 Subdivision

Resolution LB-22-20 was unanimously approved by all Board Members present.

The meeting was adjourned with a unanimous approval by all Board Members present.



Gino Tessaro