

PLANNING/ZONING BOARD  
BOROUGH OF HALEDON  
510 Belmont Avenue  
Haledon, New Jersey 07508

Meeting Minutes: March 3, 2016  
Regular Meeting  
Haledon Council Chambers

1. The Open Public Meeting notice was read into the record.
2. Call to order The meeting was called to order by: James Van Sickle-Board Chairman at 7:02 PM.
3. Roll Call of the Board was taken:

4. Present were:

|                                |                          |
|--------------------------------|--------------------------|
| James Booth                    | Absent:                  |
| James Van Sickle(Chairman)     | Peter Martin (Alternate) |
| Joe Moore(Vice Chairman)       | Mayor Stampone           |
| Blan Jarkasi (Alternate)       | Islam Sery               |
| Jim Iza                        | Edwin Colondres          |
| Rick Grove                     | I                        |
| Mike Alfano(Alternate)         |                          |
| Dewan Ahsan                    |                          |
| Debbie Gutches-Board Secretary |                          |

Board Attorney: Anthony Benevento, Esq.(Absent)  
Board Engineer: Alaimo Group/Nordan Murphy(present)  
Mayor and Council Officials: Mayor Stampone(Absent)  
Islam Sery(Absent)

5. Acceptance of meeting minutes: Feb. 10,2016  
Motion by: Grove, seconded by:Booth:  
Roll Call Vote:  
Booth-yes,Moore-yes, Van Sickle-yes,Ahsan-yes,Grove-yes,  
Alfano-yes, Iza-yes, Tasic-yes Jarkasi-yes
- 6 .Resolution(A) Peter & Nick Realty,LLC. 23 West Haledon Ave. Haledon,NJ  
Block 80 Lot 44, amended preliminary & Final Site plan approval.  
Motion to memorialize resolution. by: Booth,seconded by:Grove  
Roll call vote: Moore-yes,Booth-yes, Van Sickle-yes, Ahsan-yes,Grove-yes,Alfano-yes.  
Jarkasi-yes, Iza-yes, Alfano-yes, Tasic-yes.

Resolution(B) Nadia Almaita/325 Hobart Ave. Haledon, NJ 07508  
Block 41 Lot 21 Preliminary/Final site plan approval.  
Motion to memorialize resolution by: Grove,seconded by: Moore,  
Roll call vote: Moore-yes,Booth-yes, Van Sickle-yes, Ahsan-yes,Jarkasi-yes, Iza-yes,  
Grove-yes,Alfano-yes,Tasic-yes.

Resolution; © Tasleem Khan/Contract Purchaser: 570-574 Preakness Ave.Haledon,NJ

Motion to memorialize resolution with developers agreement by: Booth,seconded by: Moore,  
Roll call vote: Moore-yes, Booth-yes, Van Sickle-yes,Ahsan-yes,Jarkasi-yes,Iza-yes,  
Grove yes, Alfano-yes, Tasic-yes.

7. New Business: N/A Board discussion.
8. Old Business: Application Yousef Abdo/48 Tilt St. Haledon, NJ 07508  
Revised plans received 2/5/16.

9. Approval of Requisitions:

|  |             |
|--|-------------|
| Anthony Benevento, Esq. Escrow/Resolution/Peter&Nick Realty  | \$ 3,350.00 |
| Alaimo Group/Escrow/2 John St. Associates                    | 829.95      |
| Alaimo Group/Escrow/ AMA Medical Associates                  | 85.00       |
| Anthony Benevento, Esq. Escrow/Almaita/325 Hobart Ave.       | 850.00      |
| Alaimo Group/Escrow/Almaita/325 Hobart Ave.                  | 620.00      |
| Alaimo Group/Escrow/ Jehovahs Witness/281 Burhans Ave.       | 212.50      |
| North Jersey Media Group/Escrow/21 East Barbour St. Legal Ad | 42.92       |
| North Jersey Media Group/Planning Bd.2016 Meeting Schedule   | 95.71       |
| Total Invoices:  | \$ 6,086.08 |

Motion by: Booth, seconded by: Grove,

Roll call vote: Moore-yes.Booth-yes Van Sickle-yes,Ahsan-yes,

Jarkasi-yes.Iza-yes,Alfano-yes.Grove-yes, Tasic-yes.

10. Communications:

- (A) Letter from Michael Kates regarding republish/notice,48 Tilt St. Application.
- Yosef Abdo 2/4/16.Last hearing date Nov.12,2015.

The board would like a new notice.

Motion to accept and file correspondence by:Booth,seconded by:Grove,

Roll call vote: Booth-yes,Moore-yes, Van Sickle-yes,Groves-yes

Jarkasi-yes,Iza-yes,Alfano-yes.Tasic-yes.

11 .Meeting Adjournment: Motion to adjourn meeting at: 7:14 P.M. by Grove,  
seconded by:Booth,

Roll call vote: Moore-yes,Booth-yes.Van Sickle-yes Grove-yes,Ahsan-yes

Jarkasi-yes,Iza-yes,, Alfano-yes, Tasic-yes.

Next meeting date: April 7, 2016: Nablus Realty Investments, LLC.

388-396 Belmont Ave. Haledon, NJ

Yosef Abdo/48 Tilt St. Haledon,NJ

Deborah Gutches

Borough of Haledon

Planning/Zoning Board Secretary

March 23, 2016