

Borough of Kinnelon

Planning Board

May 5, 2022

The regular monthly meeting of the Kinnelon Planning Board was called to order by Chairperson Mrs. Roselius at 7:30 p.m., Thursday, May 5, 2022 in the Municipal Building.

It was reported that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on February 2022 and by sending the meeting date to the Daily Record and Herald News.

Present and answering roll call in addition to Mrs. Roselius were Councilman Yago, Mrs. Smialek, Mayor Freda and Mr. Chirido. Dr. Savino, Mr. Schwartz and Mr. Lockwood were absent for this meeting. Mr. Tombalakian, Mr. Boorady were not present for this meeting.

A motion to approve the December 2, 2021 minutes was offered by Mayor Freda, second by Mrs. Smialek with the affirmative "yes" vote of all on roll call.

A motion to approve the January 6, 2022 minutes was offered by Mrs. Smialek, second by Mayor Freda with the affirmative "yes" vote of all on roll call.

A motion to add Mr. Lockwood to the Ordinance Committee was offered by Councilman Yago, second by Mrs. Smialek with the affirmative "yes" vote of all on roll call.

**Application #846 Sign for Taxes Bookkeeping & More, 2 Kiel Ave**

Mr. Tombalakian swore in Miss. Jessica Miranda

A motion to approve this application subject to the signs going off according to the ordinance was offered by Mr. Chirido, second by Mayor Freda with the affirmative "yes" vote of all on roll call.

**Application #843 Minor Subdivision for 15 & 17 Hemlock lane.**

Mr. John Barbarula was the attorney for this minor subdivision.

Mr. Tombalakian sworn in Mr. Ian Glenter and Mr. Steven Meisinger.

A motion to approve the following waivers was offered by Mr. Chirido, second by Mayor Freda with the affirmative "yes" vote of all on roll call.

**Checklist 'A' for All Applications:**

**Item 16.** - The Applicant has not requested a waiver from providing a report from a qualified environmental consultant showing wetlands and buffers affecting the subject property. I have no engineering objection to the Kinnelon Planning Board granting such a waiver since no construction is proposed.

Checklist 'B' for Minor Subdivisions:

**Item 2(e)** - The Applicant has requested a waiver from supplying all streets or roads, bodies of water and streams within 500 feet of the subdivision. I have no engineering objection to the Kinnelon Planning Board granting such a waiver since no construction is proposed.

**Item 2(g)** - The Applicant has not requested a waiver from all existing structures and wooded areas within the portion to be subdivided within the portion to be subdivided and within two hundred (200) feet of the subdivision. I have no engineering objection to the Kinnelon Planning Board granting such a waiver since no construction is proposed.

**Item 2(i)** - The Applicant has requested a waiver from supplying a topographic map, at a minimum scale of one-inch equals 50 feet, showing two-foot contours, and containing slope ranges, wetlands lines, flood hazard areas, etc. I have no engineering objection to the Kinnelon Planning Board granting such a waiver since no construction is proposed.

**Item 2(j)** - The Applicant has a requested a waiver from supplying a map...containing soil data from the Soil Survey of Morris County showing each soil type, soil symbol, and interpretation table. I have no engineering objection to the Kinnelon Planning Board granting such a waiver since no construction is proposed.

**Item 2(k)** - The Applicant has requested a waiver from supplying each proposed lot and lot area meeting the minimum lot size requirement. Lot area is to be calculated pursuant to the requirements set forth in Article XV of Chapter 207 of the Code of the Borough of Kinnelon. Also known as "slope adjusted lot area". I have no engineering objection to the Kinnelon Planning Board granting such a waiver since no new lots are being created.

**Item 2(l)** - The Applicant has requested a waiver from supplying specific areas where existing trees are to be removed, with the locations of all trees having a diameter of four inches or more measured four feet above grade therein. I have no engineering objection to the Kinnelon Planning Board granting such a waiver since no construction is proposed.

A motion to approve the application subject to the Borough Engineer report dated March 29, 2022 with the removal 3(a) in the technical comments was offered by Mayor Freda, second by Mr. Chirido with the affirmative "yes" vote of all on roll call.

A motion to adjourn and approve the bills was offered by Councilman Yao, second by Mrs. Smialek with the affirmative "yes" vote of all on roll call.

Respectfully submitted,

Jennifer Alimurat, Secretary

cc: Planning Board Members  
Planning Board Attorney  
Planning Board Engineer

Borough Clerk  
Board of Health  
Fire Prevention Bureau  
Zoning Official  
Construction Official  
Environmental Commission  
Tax Collector  
Assessor  
Department of Public Works  
Police Department  
Morris County Planning Board