

TOWNSHIP OF BELLEVILLE

PLANNING BOARD

APPROVAL OF MINUTES

2/13/2025

DATE: 3/13/2025

RECORD OF BOARD VOTE

X- INDICATED VOTE	NV - NO VOTE		NP - NOT PRESENT	
MEMBER	Y	N	NV	NP
Patricia Inaugurato, C	✓			
Raymond Veniero, VC	✓			
Brian Banda				✓
Richard Giordano	✓			
Thomas Graziano	✓			
Jackie Guaman/ Mayor Melham	✓			
Lawrence Guions, Sec	✓			
Joseph Pizzi	✓			
Frank Zangari	✓			
Kris Scheufele, Alt 1				✓
Esteban Leon, Alt 2				✓

Motion: RG

Second: JG

Township of Belleville Planning Board Meeting Minutes

Thursday, February 13, 2025

There was a Planning Board meeting held at the Belleville Municipal Building, 152 Washington Avenue, on Thursday, February 13, 2025. Adequate notification was published on the Township website.

1. Meeting was called to order at 6:34 PM by Chairwoman Patricia Inaugurato

2. Roll Call Not Present

- Melham
- Guions
- Scheufele
- DeLorenzo

3. Pledge of Allegiance

4. Sunshine Notice recited by Ms. D'Angelo

5. Communications:

- A. Letter from Bob Gaccione requesting a further hearing before the Belleville Planning Board for reconsideration of the subdivision application for Nelly Echeverria regarding 369 North 10th Street PB-2501. Bob Gaccione was present for reconsideration he stated there was a 4 to 4 vote with alternate included which should not have been considered. Mr. Gaccione stated his client owns the property next door and can change factual info to accommodate parking. He will re-notice for March 13th with a motion to reconsider. Motion made by Veniero, seconded by Banda, approved. Guaman voted no.
- B. Adjournment request for notice in connection with 41 & 45 William Street. New notice will be published for March 13th meeting.
- C. Board attorney, Joe Mariniello, announces changes with newspaper publications. Online is allowed via statute changes
- D. Lisa John-Basta, attorney for 11 Franklin Avenue, has requested a special meeting for Tuesday, March 18th at 6:30PM. Approved.

6. Approval of Minutes:

- A. Thursday, January 9, 2025, motion to approve by Veniero, seconded by Banda; approved.

7. Bill List:

- A. Dated February 13, 2025, motion to approve by Guaman, seconded by Giordano, approved.

8. Resolutions to be Memorialized:

- A. **PB-2417: 71 Franklin Street** (Block 1306, Lot 21) Applicant, 71 Franklin Street Belleville, LLC, was *denied* to construct a mixed-use addition and alterations to the existing building which will include (9) nine residential units with retail space. Motion by Banda, seconded by Guaman **APPROVED**.
- B. **PB-2416: 254-256, 258-260 Washington Avenue & 143 Valley Street** (Block 8709, Lots 8.01, 9 and 10) Applicant, Belleville Ventures, LLC was *approved* preliminary and final site plan approval for 108 residential units and (2) two commercial units. Motion by Veniero, seconded by Guaman **APPROVED**.

C. ADJOURNMENT PB-2501: 369 No. 10th Street (Block 1307, Lot 1) Applicant, Segundo & Nelly Echeverria proposed a minor subdivision and construction of a new two-family dwelling on the newly created lot. Reconsideration for next meeting.

9. Application Before the Board:

A. PB-2502: 56 Naples Avenue (Block 403, Lot 20) Applicant, Andre Hashinaga is proposing a minor subdivision to create (2) new lots with existing one-family dwelling to remain.

Witness #1 Applicant, Andre Hasinaga owner and current resident. Purchased property in 2019 with wife and two children currently.

Witness #2: Bob Weissman, Engineer and surveyor. Explains Minor subdivision proposal. Garage and existing driveway to be demolished. Fully conforming with exception of side yards. Side yard of existing dwelling are variances requested. Coverages will be complaint with future new construction. Willing to comply with reduction to keep separation between dwellings. Owner is willing to pay into parking fund for loss of space on existing property.

Witness #3: Architect, Jasmine Arcaide, JRDA Studio provides testimony in connection with the upgrades proposed for the existing dwelling in compliance with SLR standards, new exterior materials and columns to give the entrance a nicer look and to enhance/ more aesthetically pleasing.

Motion to approve subject to conditions set forth by the board which will be presented in resolution, Inaugurato seconded by Banda, approved. Giordano, Guaman and Pizzi voted no.

10. Adjournment by Leon, seconded by Guaman; All in favor, meeting concluded at 8:10 PM.

Respectfully submitted,
Corrine D'Angelo
Recording Secretary