

PLANNING BOARD OF THE CITY OF HACKENSACK

RESOLUTION
TO CORRECT LOT DESIGNATIONS FOR NEWLY CREATED LOTS
TO BE LOT 10.03 AND LOT 10.04 IN BLOCK 119

IN RE THE APPLICATION OF
GEORGE SERRANO AND LUCY SERRANO
FOR MINOR SUBDIVISION APPROVAL
277 STANDISH AVENUE BLOCK 119, LOT 10
SUB #01-21 AND V #01-21

WHEREAS, GEORGE SERRANO AND LUCY SERRANO (the “Applicant”) had applied to the Planning Board of the City of Hackensack (the “Board”) for minor subdivision and bulk variance approval to subdivide Lot 10 to create two (2) distinct lots, labeled as lots 10.01 and 10.02 within the submitted documents. The Applicant did not propose any site improvements within proposed lot 10.01 and the area of the same is approximately 5,000 square feet. Additionally, proposed Lot 10.02, would have an area of approximately 7,500 square feet, and consists of the existing dwelling, concrete walkways, patios, and porch. The Applicant proposed a driveway within proposed lot 10.02 with frontage along Standish Avenue.

WHEREAS, the aforesaid application was duly made to the Planning Board of the City of Hackensack, notice of the application was duly published and made pursuant to the requirements of N.J.S.A. 40:55D-12, and the requirements of the City of Hackensack Code; and

WHEREAS, the Planning Board of the City of Hackensack a held public hearing on June 9, 2021, at which time it heard testimony and considered the subject application; and

WHEREAS, the Applicant was represented by Gerald R. Salerno, Esq., of the law firm of Aronsohn, Weiner, Salerno and Kaufman, P.C.; and

WHEREAS, the Board reviewed the subdivision plan, and heard and considered the presentation made on behalf of the Applicant at the time of the public hearing; and

WHEREAS, the Planning Board of the City of Hackensack granted minor subdivision approval along with the requested bulk variance approval, and has memorialized said approvals in a duly adopted resolution dated July 14, 2021, setting forth its findings of fact and conclusions with respect to the within application; and

WHEREAS, pursuant to N.J.S.A.40:55D-47d, approval of a minor subdivision shall expire 190 days from the date on which the resolution of municipal approval is adopted unless within such period a plat in conformity with such approval and the provisions of the "Map Filing Law," or a deed clearly describing the approved minor subdivision is filed by the developer with the county recording officer, the municipal engineer and the municipal tax assessor; and

WHEREAS, pursuant to N.J.S.A.40:55D-47f, the planning board may extend the 190-day period for filing a minor subdivision plat or deed if the developer proves to the reasonable satisfaction of the planning board (1) that the developer was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental or quasi-governmental entities and (2) that the developer applied promptly for and diligently pursued the required approvals. The length of the extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the planning board. The developer may apply for the extension either before or after what would otherwise be the expiration date; and

WHEREAS, Gerald R. Salerno, Esq., counsel for the Applicant had requested an extension of the minor subdivision approval to permit perfection by the filing of deeds and has provided proof to the reasonable satisfaction of the Hackensack Planning Board (1) that due to the COVID 19 Pandemic, the developer was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental or quasi-governmental entities and (2) that the developer applied promptly for and diligently

pursued the required approvals; and

WHEREAS, at the public meeting of the Hackensack Planning Board on February 9, 2022, the Board unanimously voted to grant the requested extension for a period of 90 days from February 9, 2022, and on that date, duly adopted a resolution memorializing said vote; and

WHEREAS, it has been subsequently determined by the City of Hackensack Tax Assessor that the originally proposed lot designations for the two newly created lots (Lots 10.01 and 10.02) in Block 119 are not available, and that the correct lot designations should be as follows:

Proposed Lot 10.02 will be Lot 10.03

Proposed Lot 10.01 will be Lot 10.04; and

WHEREAS, the Applicant has revised and submitted the Minor Subdivision Map prepared by Steven L. Koestner dated September 24, 2020 (last revised March 8, 2022) to reflect these designations, which Map shall become part of the record in this matter.

NOW, THEREFORE, BE IT RESOLVED that, as the originally proposed lot designations for the two newly created lots (i.e., Lots 10.01 and 10.02) in Block 119 are not available, the correct lot designations shall be as follows:

Proposed Lot 10.02 will be Lot 10.03

Proposed Lot 10.01 will be Lot 10.04

Motion to Approve:

Offered by:

Second by:

R. Contini
J. Mantucci

	YES	NO	ABSENT	ABSTAIN
F. Garip, Jr.	<u>X</u>	_____	_____	_____
J. Labrosse	<u>X</u>	_____	_____	_____
K. Canestrino	<u>X</u>	_____	_____	_____
J. Chiusolo	<u>X</u>	_____	_____	<u>X</u>
R. Contini	<u>X</u>	_____	_____	_____

A. Dib	<u>X</u>	_____	_____	_____
J. Martucci	<u>X</u>	_____	_____	_____
M. Allegretta	<u>X</u>	_____	_____	_____

In Favor of Adoption of the Resolution on March 9, 2022:

Offered by:

R. Contini

Second by:

J. Martucci

	YES	NO	ABSENT	ABSTAIN
F. Garip, Jr.	<u>X</u>	_____	_____	_____
J. Labrosse	<u>X</u>	_____	_____	_____
K. Canestrino	<u>X</u>	_____	_____	_____
J. Chiusolo	_____	_____	_____	<u>X</u>
R. Contini	<u>X</u>	_____	_____	_____
A. Dib	<u>X</u>	_____	_____	_____
J. Martucci	<u>X</u>	_____	_____	_____
M. Allegretta	<u>X</u>	_____	_____	_____

I certify that the foregoing is a true copy of a resolution adopted by the Planning Board of the City of Hackensack at the meeting of March 9, 2022.

Michel Allegretta

Michel Allegretta, Planning Board Secretary