PLANNING BOARD

MINUTES

Regular Meeting March 16, 2026 at 7:00 PM

I. Open Public Meeting Act Legal Notice:

This meeting is being held in accordance with the rules and regulations of the Open Public Meetings Act of the State of New Jersey. Adequate notice of this meeting was provided by forwarding a Sunshine notice which included the time, date and location of this public meeting of the Planning Board. Notice was provided at least 48 hours prior to this meeting.

II. Roll Call – Sandra Bellucci, Donna Bocchino, John Cristiano, Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

Absent: Gabe Fiore, Jr. and Jimmy Kyratzis

III. Also present: Brian Intindola, Board Planner & Board Engineer, Ian Doris, Board Attorney and Colleen Villani, Board Administrative Secretary.

IV. Salute to Flag

V. Old Business None

VI. Resolution(s):R-10-26

RESO R-10-26 RE: review for Porete Avenue Redevelopment Plan referral by the Mayor and Council to investigate Porete Avenue as an area in need of redevelopment.

Ian Doris: Clarification- approved letter, we should also have a resolution on record. Page 3 is the language after the letter to make official.

Introduced by: Sandra Bellucci
Seconded by: Tom Maleski
Roll call: AYES: Sandra Bellucci, Donna Bocchino, John Cristiano, Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

VII. Review for Mayor and Council:AMENDING CHAPTER 80 OF THE BOROUGH CODE ENTITLED "AFFORDABLE HOUSING" OVERLAY ZONES IN FURTHERANCE OF THE BOROUGH'S FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Brian Intindola- Legislative stage of North Arlington obligation of Fair Share Housing. An overlay zone is needed. 2 areas, 1 by Columbus park North, park to park riverside and North of Hughes Auto to Lyndhurst on Schuyler Avenue. Each area has challenges to get housing but that is what is offered for development of affordable housing.

Ian Doris- part of agreement?

Brian Intindola- Yes, working on by Borough attorneys. Basically trying to manage.

Ian Doris- Borough will have to answer.

George Rosko- I have a question, is DeGrace included?

Intindola- Yes, that entire run on River, park to park.

Donna Bocchino- Neglia and Borough attorneys working very hard, thank you for that and keeping us where we are today.

Intindola-just overlay zone, may or may not get built out in the future.

George Rosko- any questions?

Don O'Neill- no

Intindola- your role is to determine if in the line with the Master Plan. East and West sides of North Arlington.

Tom Maleski- the properties identified are definitely the best fit.

Ian Doris- Motion is to approve Plan and letter to the Mayor.

Introduced by: Tom Maleski
Seconded by: Don O'Neill
Roll call: Sandra Bellucci, Donna Bocchino, John Cristiano, Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

VIII. Open Public Comments

Introduced by: Donna Bocchino
Seconded by: Don O'Neill
Roll call: AYES: Sandra Bellucci, Donna Bocchino, John Cristiano, Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

No Public

IX. Close Public Comments

Introduced by: John Cristiano
Seconded by: George Rosko
Roll call: AYES: Sandra Bellucci, Donna Bocchino, John Cristiano, Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

X. New Business- None

XI. Adjournment

Introduced by: Donna Bocchino
Seconded by: John Cristiano
Roll Call: AYES: Sandra Bellucci, Donna Bocchino, John Cristiano, Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

The next Planning Board meeting is Monday, April 20, 2026.