

REGULAR MEETING

Meeting called to order by Chairman Gilbert Foulon with a salute to the flag at 8:08 P.M.

READING: Open Public Meeting Announcement

This is the Regular Meeting of the Wanaque Planning Board and adequate notice has been given and it has been duly advertised by the placement of a notice in the Suburban Trends and the Herald News on January 26, 2011 and a notice thereof has been posted on the bulletin board in the Municipal Building in the Borough of Wanaque and a copy thereof has been on file with the Borough Clerk.

ROLL CALL: Chairman Gilbert Foulon, Mayor Daniel Mahler, Councilman Dominick Cortellessa, Members Kevin Platt, Mark Reuter, John Shutte, Eugene Verba and David Slater

PRESENT: Attorney Steven Veltri and Engineer Michael Cristaldi

ABSENT: Vice Chairman Joseph Graceffo

MINUTES: from the February 17, 2011 Meeting

MOTION TO APPROVE: made by Member Reuter, seconded by Member Slater. Voting yes were Mayor Mahler, Members Platt, Reuter, Shutte, Verba and Slater. Chairman Foulon and Councilman Cortellessa abstained.

COMMUNICATIONS REPORT: Letter from the Passaic County Planning Board stating it has rejected Realty Associates Redevelopment – a lot of changes necessary. Our Board's approval is subject to County approval.

APPLICATION STATUS REPORT (Engineer's Report): Engineer Cristaldi reported he received a new application for Elwood and will be preparing a report.

Board Secretary handed out the Sieber Application Package to all Professionals and Members, which application was received on Friday, March 15, 2011.

NEW BUSINESS APPLICATION: Yoga & Wellness

207 Ringwood Avenue, Wanaque, NJ

Owner of Property is Ibrahim Fayed, 206 Warren Street, Harrison, NJ

Owner of Business is John Powers, 33 Vista Road, West Milford, NJ

No one appeared for this new business. Matter carried until the May 19, 2011 meeting.

APPLICATION #PB2011-04 “Wanaque La Sala, LLC”, Block 464 Lot 40

Property Address: 1353 Ringwood Avenue, Wanaque

Amended Site Plan To Expand Parking Area For 6 Additional Parking Spaces

Anthony LaSala, Esq., represents Wanaque LaSala, LLC. David Hals, the engineer, will be testifying and he also prepared the site plan when the original approval was given for the strip mall. He has prepared an amended site plan for this project.

Frank Covelli, Chairman of the Welcome Park Committee, explained what brings the applicant to the Board, which involves the new “Welcome To Wanaque” sign that has been erected in the area of Union Avenue and Ringwood Avenue by the Dunkin Donuts strip mall.

The Governing Body of Wanaque has created the “Wanaque Welcome Park” and Mr. Covelli referred to the rendering prepared by Boswell Engineering. The plan is to install a fifty-foot flagpole that will be able to be seen from both the ground and from Rt. 287. In addition to that, the Mayor and Council has secured a piece of steel from the World Trade Center that will be displayed at the park, and there will be two boulders around a memorial brick pathway, which will represent the citizens of Wanaque, past, present and future, and represent all the people who made this project a reality.

The Borough approached the applicant about accessing its parking lot so that people could park their cars and visit the park. It would also be handicapped accessible by using the applicant’s handicapped accessible sidewalk. An agreement was reached to allow the applicant to build additional parking spaces into the State property that the Borough will be leasing. There will be a Cross Easement for the spaces to be constructed. The spaces will be marked/dedicated for visitors to the park but, when not in use, can be used by the strip mall tenants.

The applicant will complete the handicapped accessible sidewalk to the park from its present sidewalk, maintain the park (grass cutting, snow removal), and will also provide the electricity to light the sign and to light the flagpole.

Attorney Veltri asked:

Has a Cross Easement been developed yet? Mr. Covelli advised not yet, but that they will be working with the Borough Attorney and applicant.

Do you have approval from the State of New Jersey? We have preliminary approval from the State, subject to them signing off on their Storm Water Management Plan. The State has a catch basin near this facility in the parking lot.

Do you have the approval in writing? As of this meeting, no.

Member Shutte questioned the comment about the Borough leasing the property from the State. Mayor Mahler advised that we do lease it from the State now. It is \$1 a year lease.

Attorney Veltri questioned if we were envisioning this as a perpetual easement? Mr. Covelli said yes. He believes there is a 25 year lease with the State, so we would want it to run, at least, concurrently with that.

Member Platt asked if other locations were considered. Mr. Covelli believes this is a perfect location when you consider the two main/county roads coming together right at our entranceway. Also, no businesses or homeowners were affected.

Attorney Veltri questioned if anyone applied to the County Planning Board. Mr. Covelli advised that the County is providing the Borough with a grant for this project and we do have to submit this to the County. Preliminary reviews are they are very favorable to it.

Attorney Veltri swore in David A. Hals, Engineer, 9 Post Road, Suite 11, Oakland, NJ. Engineer Hals has prepared the Amended Site Plan for the existing one-story strip mall constructed approximately ten years consisting of 8,545 square feet. In front of the site is an existing surface parking lot for 48 cars. The site is fully conforming in terms of parking. There were no variances granted at the time of the original approval. Presently, there is adequate parking on the site, except the fact that it has been stated that we can use the additional parking on the one end of the site, on the southerly end of the building, where Dunkin Donuts is located. This business seems to have the largest turnover of traffic and tends to be where most of the traffic is congested. This would be beneficial to the applicant if there were more parking towards that end of the building.

We would be adding six additional parking spaces for a total of 54 parking spaces. Two of the spaces are directly on the LaSala property, the property line goes right through the middle of two spaces and two spaces directly on the State's property.

There are two variances associated with this application. One is that the Code requires the parking lot not be closer than ten feet to a property line and obviously, this parking lot is being extended across onto the State property. The second is the variance for the parking space sizes. We are proposing 9x18 parking spaces. The entire site, as it currently exists, has all 9x18 parking spaces. We are adding the same size spaces that are functioning today, working very well at the site and continuing the 9x18 parking spaces.

There is a direct benefit to granting the variances for this site. We are expanding a parking lot for the benefit of the community. We are providing access to the park so that anyone visiting the park will have a place to park without having to park on Ringwood Avenue or Union Avenue, both extremely busy roadways. Visitors will have a safe place to park with adequate access to the site.

In terms of storm water management, there is an existing underground detention system that is located under the parking lot itself. This system has been functioning since the strip mall was built. Currently, the water from this portion of the park actually drains onto the LaSala property. The only thing we are doing is adding a small impervious area. It will not overtax the system and the system will continue to function the same way as it does today.

The LaSalas' did try to purchase this property from the State approximately ten years ago and the State chose not to sell it to them. However, the LaSalas' maintain and mow this corner piece of property on a regular basis because the State does not.

Some minor things we are doing are extending the sidewalk. There are presently two handicapped parking spaces located in front of the building, which are adequate for the number of spaces on site. We will be installing two light poles; one closer towards Ringwood Avenue and the second one in the back portion along the sidewalk for lighting on the sidewalk itself.

Member Shutte questioned the parking lot/walkway going into the embankment and is concerned about the hill. Engineer Hals said it is coming slightly uphill at the end of the parking lot and we are going to slope it uphill. We have to cut out the slope and will be grading it up at a 5% slope so it meets all ADA requirements.

CHAIRMAN ENTERTAINED A MOTION TO OPEN THE PUBLIC HEARING PORTION OF THIS APPLICATION: made by Councilman Cortellessa, seconded by Mayor Mahler. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte, Verba and Slater.

No one came forward.

CHAIRMAN ENTERTAINED A MOTION TO CLOSE THE PUBLIC HEARING PORTION OF THIS APPLICATION: made by Councilman Cortellessa, seconded by Member Reuter. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte, Verba and Slater.

CHAIRMAN ENTERTAINED A MOTION FOR APPROVAL SUBJECT TO THE APPROVAL FROM THE STATE OF NEW JERSEY; SUBJECT TO PASSAIC COUNTY PLANNING BOARD APPROVAL; AND SUBJECT TO THE APPLICANT ENTERING INTO A CROSS EASEMENT WITH THE BOROUGH OF WANAQUE OUTLINING ALL THE CONDITIONS AND IMPROVEMENTS THAT WERE MENTIONED ON THE RECORD PREVIOUSLY: made by Member Reuter, seconded by Councilman Cortellessa. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte, Verba and Slater.
Motion Carried

PUBLIC DISCUSSION: None

RESOLUTION: Application #PB2010-02 Realty Associates redevelopment, LLC, 547 Ringwood Avenue, Wanaque, Block 231, Lot 11 for a Preliminary and Final Site Plan Approval to permit the construction of a 23 unit residential building in the Midvale Redevelopment Area, with the applicable variances.

MOTION TO APPROVE: made by Member Platt, seconded by Member Slater. Voting yes were Mayor Mahler, Members Platt, Reuter, Verba and Slater. Chairman Foulon, Councilman Cortellessa and Member Shutte abstained.

DISCUSSION: Chairman Foulon reminded the Board that the Board Members had agreed to a rule made several years ago that we would not grant preliminary and final site plan approval for anything at the same time. There are certain conditions you have to meet for preliminary to go to apply for final. What is the sense of having a preliminary site plan approval if you are going to give them both in the same meeting? The Board should have had them meet the conditions of the preliminary approval and then have them come in and apply for final. When they come to us for final approval, by then they should have the approval of the County and have met all of the conditions put on the project.

No April Meeting. The next meeting will be May 19, 2011.

VOUCHERS: submitted by Steven Veltri, Esq. for Realty Associates Redevelopment, LLC in the amount of \$475.

MOTION TO APPROVE: made by Member Shutte, seconded by Member Reuter. Voting Yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte, Verba and Slater.

MOTION TO ADJOURN AT 8:40 P.M.: made by Member Slater, seconded by Member Verba. Carried by a voice vote.

Jennifer A. Fiorito
Planning Board Secretary