

REORGANIZATION
&
REGULAR MEETING

Meeting called to order by Mayor Dan Mahler with a salute to the flag at 7:42pm.

Mayor Mahler swore in New Member, Marc Demetriou, and Reappointed Members Mark Reuter and David Slater.

ROLL CALL: Gilbert Foulon, Mayor Dan Mahler, Councilman Dominick Cortellessa, Marc Demetriou, Mark Reuter and David Slater.

ABSENT: Members Joseph Graceffo, Kevin Platt, Michael Ryan and Eugene Verba.

READING: Opening Public Meeting Announcement

This is a Reorganization And 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 Herald News on December 19, 2012 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.

NOMINATION FOR CHAIRMAN: Member Reuter nominated Gilbert Foulon, seconded by Councilman Cortellessa. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR CHAIRMAN: Motion carried by an affirmative voice vote.

NOMINATION FOR VICE CHAIRMAN: Chairman Foulon nominated Joseph Graceffo, seconded by Member Reuter. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR VICE CHAIRMAN: Motion carried by an affirmative voice vote.

NOMINATION FOR BOARD ATTORNEY: Chairman Foulon nominated Steven Veltri, seconded by Councilman Cortellessa. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR BOARD ATTORNEY: Motion carried by an affirmative voice vote.

NOMINATION FOR BOARD ENGINEER: Chairman Foulon nominated Alaimo Engineering, seconded by Councilman Cortellessa. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR BOARD ENGINEER: Motion carried by an affirmative voice vote.

NOMINATION FOR BOARD PLANNERS: Chairman Foulon nominated both Alaimo Engineering and Kenneth Albert as Planners, seconded by Member Reuter. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR BOARD PLANNERS: Motion carried by an affirmative voice vote.

REGULAR MEETING

Regular Meeting called to order by Chairman Foulon at 7:48pm, immediately following the Reorganization Meeting as advertised.

Let the record show that all Members in attendance at the Reorganization Meeting are in attendance at the Regular Meeting.

Let the record show that Attorney Veltri and Engineer Cristaldi are in attendance at the Regular Meeting.

Let the record show that Member Kevin Platt arrived at 7:48pm for the Regular Meeting.

MINUTES: from the December 19, 2013 Meeting.

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

COMMUNICATIONS REPORT: None

APPLICATION STATUS REPORT: Eng. Cristaldi reported nothing new. RSK Development's application still in limbo.

Attorney Veltri stated that a letter was sent out that RSK owed some fees on prior work that was done. Planning Board Secretary will be contacting Attorney Rubin to go over the issue of the fees and the application.

NEW BUSINESS APPLICATION: Frametastic!LLC

Property Owner: Ibrahim Fayed, 206 Warren Street, Harrison, NJ 07029

Property Address: 207 Ringwood Avenue, Wanaque, NJ

New Tenant: Frametastic! LLC, 73 Cedar Road, Ringwood, NJ 07456

Clifford Safane, who co-owns the business with his wife Penny, spoke to the Board.

We do custom framing primarily by appointment and we also make photo frames by hand which we sell to boutiques around the country. Very light manufacturing when we do the photo frames ourselves – cutting the molding and glass and assembling the product and shipping it out by UPS.

Presently, we have had our home business for the past five years in Ringwood and we have outgrown it and are looking to expand.

Mayor Mahler questioned do you take photos and blow them up and make pictures out of them? Mr. Safane stated they don't blow up the pictures, but if someone else did that and wanted to frame it, we would custom make the frame. We would cut the molding to fit the size of the photo, or memorabilia (jerseys, diplomas); whatever you want to frame.

Member Platt wants a fire inspection/sprinkler test done at the property. We have had a hard time getting this done.

Inspections were not able to made because the landlord had to pay to have the electric turned on and a permit was taken out and an inspection done and approved. However, Jersey Central has not been there to turn on the electric as of yet because of the weather.

MOTION TO APPROVE NEW BUSINESS APPLICATION SUBJECT TO ALL INSPECTIONS BEING PERFORMED: made by Member Platt, seconded by Member Slater. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Demetriou, Platt, Reuter and Slater.

ORDINANCE #5-0-14: "AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN ESTABLISHED IN ORDINANCE #5-0-09 (PROVIDING FOR AN INDUSTRIAL MIXED USE ZONE (IMU) AND CREATING THE FOURTH AVENUE RESIDENTIAL OVERLAY ZONE (FAR) CONSISTENT WITH THE BOUNDARIES OF THE IMU ZONE AND CONSISTENT WITH THE FOURTH AVENUE RESIDENTIAL REDEVELOPMENT PLAN, SO AS TO INCLUDE THE PROPERTIES LOCATED AT BLOCK 435 (LOT 5) AND BLOCK 435 (LOT 5.01) WITHIN THE FAR AS AN OVERLAY ZONE TO THE EXISTING IMU ZONE HERETOFOR ESTABLISHED BY

ORDINANCE #5-0-09; AND, FURTHER AMENDING THE ZONING MAP OF THE BOROUGH OF WANAQUE TO INCLUDE THE FAR OVERLAY ZONE. CHAPTER 114-14.12 OF THE CODE OF THE BOROUGH OF WANAQUE ENTITLED "MRA ZONE" IS HEREBY AMENDED TO INCLUDE THE FAR OVERLAY ZONE AND ZONING DISTRICT"

Chairman Foulon stated that the Ordinance we are presenting tonight has been introduced by the Mayor & Council and they need our approval on it.

MOTION TO OPEN DISCUSSION TO PUBLIC ON THIS ORDINANCE: made by Member Demetriou, seconded by Councilman Cortellessa. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Demetriou, Platt, Reuter and Slater.

David DaSilva, 108 Monroe Street, Haskell, NJ

Will there be a public hearing on the actual plan at the Planning Board or at the Mayor & Council Meeting? Chairman Foulon advised it would be before the Planning Board when the application is submitted.

Mr. DaSilva stated that the Planning Board is going to vote on the Redevelopment Zone Change and then the Mayor & Council is going to vote on it and then the plan will eventually come back to the Planning Board. Chairman Foulon agreed and stated there is going to be nothing heard on the site plan tonight.

Chairman Foulon requested Bob Benecke come before the Board to give a brief synopsis as to why we are doing this.

Mr. Benecke advised that this Ordinance allows for the extension of the Fourth Avenue Residential Redevelopment Area to the U.S. Aluminum site. This site in 2009 was placed into a redevelopment area and at that time it was an IMU Zone, which means Industrial Mixed Use Zone with a residential component for a affordable housing. This new project being built will have ten affordable housing units and residences similar to what is at Parkside. Mr. Benecke gave the Board Secretary an outline to be put into the file on this matter.

Chairman Foulon advised that Member Platt, Mayor Mahler, Tom Carroll and I have met with the developer who developed the candle factory, which I believe we are all pretty proud of; it came out very nice. The same developer is probably the one that is going to be putting in an application to develop the U.S. Aluminum site.

MOTION TO CLOSE PUBLIC DISCUSSION ON THIS ORDINANCE: made by Member Demetriou, seconded by Member Reuter. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Demetriou, Platt, Reuter and Slater.

MOTION FOR APPROVAL OF THE ORDINANCE #5-0-14 & RECOMMENDATION TO THE MAYOR AND COUNCIL TO APPROVE ORDINACNE #5-0-14: made by

Member Reuter, seconded by Member Slater. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Demetriou, Platt, Reuter and Slater.

PUBLIC DISCUSSION: Anyone in the audience wishing to address the Planning Board on any Planning Board matter, please step forward.

Let the record show no one present in the audience came forward.

RESOLUTIONS: None

VOUCHERS: submitted by Richard A. Alaimo Engineering Associates for RSK Development's Application in the amount of \$1,280; and for attendance at the November, 2013 meeting in the amount of \$190; and for attendance at the December, 2013 meeting in the amount of \$190.

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

MOTION TO ADJOURN AT 8:00PM: made by Member Slater, seconded by Mayor Mahler. Carried by a voice vote.

**Jennifer A. Fiorito
Planning Board Secretary**