

REORGANIZATION
&
REGULAR MEETING

Meeting called to order by Mayor Dan Mahler with a salute to the flag at 7:40PM.

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 21, 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.

New Member is Michael Ryan and reappointed members are Kevin Platt, Eugene Verba and David Slater.

Mayor Mahler swore in reappointed Members Kevin Platt and David Slater.

ROLL CALL: Joseph Graceffo, Mayor Dan Mahler, Councilman Dominick Cortellessa, Kevin Platt, Mark Reuter, John Shutte and David Slater.

PRESENT: Attorney Steven Veltri and Engineer Michael Cristaldi

ABSENT: Gilbert Foulon, Eugene Verba and Michael Ryan.

NOMINATION FOR CHAIRMAN: Member Platt nominated Gilbert Foulon, seconded by Member Graceffo. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR CHAIRMAN: Voting yes were Member Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte and Slater.

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

ROLL CALL ON NOMINATION FOR VICE CHAIRMAN: Voting yes were Member Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte and Slater.

NOMINATION FOR BOARD ATTORNEY: Vice Chairman Graceffo nominated Steven Veltri, seconded by Member Platt. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR BOARD ATTORNEY: Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte and Slater.

NOMINATION FOR BOARD ENGINEER: Member Reuter nominated Alaimo Group, seconded by Member Shutte. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR BOARD ENGINEER: Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte and Slater.

NOMINATION FOR BOARD PLANNERS: Vice Chairman Graceffo nominated both Alaimo Group and Ken Albert (Benecke Economics) as Planners, seconded by Councilman Cortellessa. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR BOARD PLANNERS: Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte and Slater.

MOTION TO RECESS TO THE REGULAR MEETING AT 7:48PM: Motion made by Member Shutte, seconded by Councilman Cortellessa. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte and Slater.

REGULAR MEETING

Regular Meeting called to order by Vice Chairman Graceffo at 7:50PM, immediately following the Re-organization Meeting as advertised.

MOTION TO CALL MEETING BACK TO ORDER AT 7:48PM: Motion made by Member Reuter, seconded by Councilman Cortellessa. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte and Slater.

We are now back in session as a part of the Regular Meeting on January 19, 2012.

MINUTES: from the December 15, 2011 Meeting.

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

COMMUNICATIONS REPORT: No questions asked.

APPLICATION STATUS REPORT: Eng. Cristaldi reported nothing new. Everything is on tonight's agenda.

NEW BUSINESS APPLICATION: Antique Store

1097 Ringwood Avenue, Haskell, NJ

Owner of Property Eugene Fox, 13 Edgebrook Lane, Airmont, NY 10952

Owner of Business is Raj Basak, 21 Carter Road, Haskell, NJ 07420

Mr. Basak advised he has been in the estate sale business for the past two years so he comes across a lot of different merchandise. He wants to open up a store where he can sell the items he finds that are unique that people would want to buy. He has lived in town for a few years and likes this location of his store.

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

APPLICATION #PB2011-08 "Meyer-McCrum-Kennedy", Block 309 Lots 30 & 30.01

Property Address: 3, 4 & 6 Venezia Lane, Haskell

Application For Minor Subdivision (CD 11/18/2011)

Vice Chairman Graceffo advised Mr. McCrum that we have the paperwork submitted and we will let the Engineer and Attorney give their reports.

Engineer Cristaldi commented that there are two ways to file for the subdivision. One way is to just write the deed description and send it in. The other would be to file the Map. Because there is so much overlapping of easements, etc., it is better to file the Map, not just a couple of Deeds. You can file the Map as an attachment to the Deeds, or you can file the Map itself, without Deeds, but I would definitely like the Map filed.

Attorney Veltri agreed that it is going to be very difficult to see what is going on without the Map either attached to the Deeds or the Easement Agreement.

Mr. McCrum believes that his attorney was going to be attaching the Easement Agreement to the Deed.

Engineer Cristaldi also wanted to mention that the driveway access is only 12' so it may be difficult to get a larger vehicle in there. What about a fire truck getting in?
Member Platt, a fire official, stated the 12' access would be fine.

Attorney Veltri has the Right of Way and Utility Easement Agreement that was provided and has no problem with the form. The only question is that paragraph 1 of the Agreement mentions an Exhibit A and B, which we do not have attached to our copy. What I would recommend to the Board is we condition any approval upon having a signed Easement Agreement with both Exhibits attached for either my review or the Mike's review because I do not know what Mr. McCrum's attorney is alluding to.

Mr. McCrum advised that his surveyor will prepare the metes and bounds description after the Board's approval to make sure everything is acceptable and there are no requested changes.

Attorney Veltri asked Mr. McCrum that, if you do not have an objection, we would put this as a condition to your approval. You will need to get us a signed Agreement, with the Exhibits, so that we can review it. Mr. McCrum has no problem with this.

Attorney Veltri questioned that Ringwood Avenue is a county road. Are you submitting to the County Planning Board? Mr. McCrum advised that none of the property is within 200' of the county road. Engineer Cristaldi mentioned that the easement is.

Attorney Veltri advised that this is the way we condition every subdivision or site plan approval that is on or abuts a county road. It is subject to and conditioned upon County Planning Board approval, if required. Since we need to cover ourselves as a Planning Board, you need to make inquiry with the County and, if you are correct that they don't have jurisdiction or they don't want to hear it, you should get that in writing and provide us with a copy.

Mr. McCrum did ask the County about this. They said that since it was over 200' from the county road, and not a major subdivision, we didn't need anything from them.

Attorney Veltri requested that Mr. McCrum try and get that information in writing from the County so there are no issues with the County in the future.

Mr. McCrum will get in touch with the County again.

VICE CHAIRMAN ENTERTAINED A MOTION TO OPEN & CLOSE THE PUBLIC HEARING PORTION OF THIS APPLICATION:

Let the record show no one present in the audience to come forward.

VICE CHAIRMAN ENTERTAINED A MOTION TO APPROVE THIS APPLICATION BASED UPON THE CONDITIONS THAT THE EASEMENT AGREEMENT BE EXECUTED AND EXHIBITS A AND B BE SUBMITTED WITH THE SIGNED AGREEMENT AND A LETTER INDICATING THAT THE COUNTY PLANNING BOARD EITHER APPROVES THIS MINOR SUBDIVISION OR WAIVES JURISDICTION : made by Member Reuter, seconded by Member Slater. Voting yes

were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Shutte and Slater.

PUBLIC DISCUSSION: Let the record show no one present in the audience to come forward.

RESOLUTIONS: None

VOUCHERS: None

MOTION TO ADJOURN AT 8:05PM: made by Member Slater, seconded by Member Shutte. Carried by a voice vote.

Jennifer A. Fiorito
Planning Board Secretary