

PLANNING BOARD
BOROUGH OF WANAQUE

July 16, 2015

REGULAR MEETING

Meeting called to order by Vice Chairman Graceffo with a salute to the flag at 8:10 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 21, 2015 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: Vice Chairman Graceffo, Mayor Daniel Mahler, Councilman Dominick Cortellessa, Members Kevin Platt, Michael Ryan and David Slater

PRESENT: Attorney Steven Veltri and Engineer Michael Cristaldi

ABSENT: Chairman Gilbert Foulon, Members Marc Demetriou, Mark Reuter and Eugene Verba

MINUTES: from the June 18, 2015 Meeting

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

COMMUNICATIONS REPORT: Attorney Veltri explained to the Board that the Supreme Court ruled on the Affordable Housing Council over the winter. Essentially what is happening, because they could not agree on and get constitutional regulations, the courts are taking that job over. They set dates starting on June 18, 2015 for each municipality to file a complaint to establish the fact that they have a Plan, a Housing Element and that the number of units is accurate. They gave the municipalities a thirty-day window to do that and we took advantage of that and filed a complaint with Passaic County. We have interim protection now for five months, basically until the end of the year, if someone brings a builder's remedy suit against the town. In the meantime, the court is going to tell us what

the correct number of housing units should be allocated to us and whether our Plan complies with that. If it doesn't, we are going to have those five months to redo our Plan and resubmit it and protect the town.

Pretty much what happened is the Court is taking control, they can tell people to file complaints so they have control and now there is a five month's stay until we figure out where we are at and what we need to do to comply. If we do comply, we should be protected for another ten years, until 2025.

ENGINEER'S REPORT: New Application Received: Amended Site Plan Application filed by Realty Associates Redevelopment, LLC – 541 & 547 Ringwood Avenue. Originally, this Applicant was granted approval a few years ago for 23 units. They have a piece of property adjacent to this lot and they want to add 6 units and some parking. The Application is requesting number of units be increased from 23 to 29 and increase parking spaces from 47 to 57.

Application has been deemed incomplete. Traffic Study is required.

NEW BUSINESS APPLICATION: Garden Nursery

Property Owner: At Your Service Landscaping, LLC, 8 Brook Street, Haskell, NJ

Property Address: 8 Brook Street, Haskell, NJ

Authorized Agent: Jesse Murray, 61 Lakeside Avenue, Haskell, NJ

Business Owner and Property Owner, Jesse Murray, told the Board he would like to sell Christmas trees in the winter and different types of plants during the summer and maybe eventually sell mulch. I have been at the property since December of 2012 operating my landscaping business and I have two trucks and three trailers. The building is used as an office and I have machinery in the garage.

Vice Chairman Graceffo's concern is that if you plan on running a retail operation out of there, the parking is very, very limited, and it is a narrow street. Mr. Murray stated he doesn't know how busy it would be, but you could park along Pierce and along Doty and the municipal lot.

Vice Chairman Graceffo also questioned where the trucks were going to be stored? Mr. Murray stated he was planning to move the trucks to the parking lot at the end of Brook Street, which I own, and the red building on Brook Street would become the nursery. I own the red building and the parking space and the big parking lot at the end, and my ex-partner owns the house and the garage.

Mr. Murray showed the different property locations on the plan the Board has. He was able to explain where the trucks would be kept, where the Christmas trees would be sold and where the nursery would be set up. Discussions continued about the parking and the two different lots.

Vice Chairman Graceffo reiterated that the plan is to put in a seasonal retail landscaping nursery that is going to sell shrubs, plants and Christmas trees.

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

PUBLIC DISCUSSION: Let the record show there was no one to come forward.

RESOLUTION: None

VOUCHERS: submitted by Steven Veltri, Esq. for attendance at the June and July 2015 Meetings in the amount of \$600; and submitted by Alaimo Engineering for attendance at the April Meeting in the amount of \$190.

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

MOTION TO ADJOURN AT 8:31 P.M.: Motion to adjourn made by Vice Chairman Graceffo and carried by a voice vote.

**Jennifer A. Fiorito
Planning Board Secretary**