

**REGULAR MEETING**

Meeting called to order by Vice Chairman Joseph Graceffo with a salute to the flag at 8:00 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: Vice Chairman Joseph Graceffo, Mayor Daniel Mahler, Councilman Dominick Cortellessa, Members Kevin Platt, Mark Reuter and David Slater**

**PRESENT: Attorney Steven Veltri**

**ABSENT: Chairman Gilbert Foulon, Members John Shutte and Eugene Verba and Engineer Michael Cristaldi**

**MINUTES: from the June 16, 2011 Meeting**

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

**COMMUNICATIONS REPORT: None**

**APPLICATION STATUS REPORT (Engineer's Report): Board Secretary handed out the M&T Bank Application to convert an age-restricted approved development known as "Valley View at Wanaque" (Old Candle Factory Property) from an age restricted development to a non-age-restricted development, which application will be scheduled for the October Meeting.**

**NEW BUSINESS APPLICATION: Quick Time Performance**  
**(Exhaust Automotive Manufacturing)**

**14 Doty Road, Haskell, NJ**

**Owner of Property Prodan Group, 14 Doty Road, Haskell, NJ**

**Owner of Business is Barry Adler, 23 Birch Street, Midland Park, NJ**

Barry Adler, owner of Quick Time Performance, appeared before the Board. I will be renting 9,125 square feet (out of approximately 36,000) of the building where Pro Gasket is located. My business, which is ten years old, is light manufacturing of performance mufflers and exhaust systems. We would just be doing welding, building and assembling the products. We will be dealing with stainless steel, aluminum, flanges, wiring, tubing and small motors. The only installation we would be dealing with is on a prototype, which would be a clean car. We have daily shipments from UPS and maybe every two months a delivery by a tractor-trailer. We have 6 employees now and hoping to add 2 or 3 additional employees over the next two years and would be interested in hiring from the area.

Member Platt would like a fire inspection done before a certificate of occupancy is issued.

**MOTION TO APPROVE NEW BUSINESS PENDING THE FINAL INSPECTIONS BY THE FIRE AND BUILDING INSPECTORS:** made by Member Slater, seconded by Member Platt. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter and Slater.

**PUBLIC DISCUSSION:** None

**RESOLUTION:** Application #PB2011-03 Ruth Ann Elwood, 13 Maple Avenue, (Haskell) Wanaque, NJ, Block 305, Lots 14, 15 and 16, requesting approval for a minor subdivision to create two newly configured lots from three existing lots with attendant variances for minimum lot area, lot depth and front yard setback.

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

**VOUCHERS:** submitted by Steven Veltri, Esq. for Elwood Application in the amount of \$450; and Alaimo Engineering for T-Mobile Cell Tower in the amount of \$1,201.25.

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

**DISCUSSION: No Meeting in August.**

**MOTION TO ADJOURN AT 8:15 P.M.: made by Member Slater, seconded by Councilman Cortellessa. Carried by a voice vote.**

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**Jennifer A. Fiorito  
Planning Board Secretary**