

PLANNING BOARD
BOROUGH OF WANAQUE

June 19, 2014

REGULAR MEETING

Meeting called to order by Vice Chairman Graceffo with a salute to the flag at 8:05 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 February 26, 2014 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 Marc Demetriou, Kevin Platt, Mark Reuter, Michael Ryan and David Slater

PRESENT: Attorney Steven Veltri

ABSENT: Chairman Gilbert Foulon, Member Eugene Verba and Engineer Michael Cristaldi

MINUTES: from the May 15, 2014 Regular Meeting

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

MINUTES: from the May 28, 2014 Special Meeting

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

COMMUNICATIONS REPORT: None

ENGINEER'S REPORT: Engineer Cristaldi sent an e-mail stating no new applications.

NEW BUSINESS APPLICATION: New Bridge Services, Inc.

Property Owner: Haskell Town Center, LLC c/o B S G Management Company
6305 Kennedy Boulevard, North Bergen, NJ

**Property Address: 1069 Ringwood Avenue, Haskell, NJ
New Tenant: New Bridge Services, Inc., 7 Industrial Road, Pequannock, NJ**

Melody Federico, Chief Real Estate Officer for New Bridge Services

Ms. Federico advised the Board that New Bridge does many services, but at the Haskell location we will be doing mental health counseling. We will have 8 to 10 employees at this location with business hours of 8:30am until 5pm. Clients will come in between 9am and 3pm. No counseling in the evenings will be done at this location.

We have 9 offices, including the Pequannock location, which is our corporate office.

Councilman Cortellessa asked about mental health counseling. Ms. Federico stated that someone might come in for one-on-one session, or more likely it will be a group session so there may be 10 to 12 people will come in to discuss certain issues. Some of the issues could be training and anger management. I know there are other clinical terms, but I am not a counselor. The degree of seriousness of the people coming in will vary, but mostly likely chronic mental illness.

Member Demetriou asked about the safety of the other tenants. Ms. Federico stated that they are in 8 clinical locations and most of our issues tend to be with smoking. People smoking right outside the front door so we have worked with the landlord and have identified a space where people can go and smoke away from the front doors to the building. This is going to be our biggest challenge. We have been in business for over 50 years and I don't believe there is anything to worry about.

Councilman Cortellessa questioned if these were typically the hours at New Bridge's other locations? Ms. Federico stated no. This is a partial care program and specific 9 to 3. Is there any thought to expanding this program? Ms. Federico stated the federal government is really cutting the program so we are actually merging our Wayne and West Milford offices into this location.

Ms. Federico stated they are also negotiating with the landlord of this building for the third floor. I wanted to put this on the record to see if we needed to come back if we were to take that space. This would be for more one-on-one counseling so that might be someone going in for marriage counseling, or other issues not necessarily intense services. You might go in for an hour, like you are going to see your doctor, and that would actually be 9am to 9pm. This would be a relocation of the program in Pompton Lakes.

Councilman Cortellessa questioned if the other locations were multi-tenant type of environments or individual locations? Ms. Federico stated the site in Wayne is multi-tenant (gymnastics place/offices), and we have the whole building in the West Milford location.

Vice Chairman Graceffo stated, if you expand, you would have to come back to the Board and indicate exactly what the space will be utilized as.

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

APPLICATION #PB2014-01 “Greentree At Wanaque, II, LLC” Block 435, Lots 5 & 5.01
Property Address: 86 Fourth Avenue
Application For Preliminary Site Plan Approval
Authorized Agent: Douglas Harris, Esq.

There has been a request to adjourn this Application to our next regular scheduled meeting on July 17, 2014, and the Application will be heard at that time.

PUBLIC DISCUSSION: Let the record show no one in the audience came forward.

RESOLUTION: Application #PB2013-03 RSK Development, Block 240, Lots 14, 14.01 and 14.02, Mountain Avenue, Wanaque, for an Amended Site Plan to construct 12 unit residential development on site with attendant variances.

MOTION TO APPROVE RESOLUTION: made by Councilman Cortellessa, seconded by Member Slater. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Demetriou, Platt and Slater. Member Reuter voted no. Member Ryan abstained

DISCUSSION: Mayor Mahler stated the Council introduced an Ordinance that has to be reviewed by the Planning Board which is in conjunction with the development at U.S. Aluminum. There is a triangular piece of property along the Boulevard and it has been abandoned for many years, but it is still owned by the owner of record, Mr. Futterman, who died in 1961. Our economic consultant, Mr. Benecke, advised us that the most efficient way to foreclosure on this property, since they owe about \$80,000 in back taxes and the property is probably not worth that amount, is to do a condemnation of the property in conjunction with the redevelopment zone. We would then have to pay the owner by putting money in escrow for the owner’s relatives, whoever they may be, for the appraised value and then deduct the real estate taxes, which will most likely exceed the fair market value and leave nothing for the heirs. This is a change to the Redevelopment Zone because the original Ordinance stated we were not going to take any property for condemnation and now we have this property we will be taking. The new Ordinance will be on next month’s agenda but I am bringing this up so if you want to review all the facts, you can do so before the July meeting.

This triangular piece is actually just trees right now. At Fourth Avenue, maybe it is about 30 feet, and maybe 5 feet behind Sal Moffa’s house on Second Avenue. You can see a fence that runs along the east end of the property, so it is everything between the road and the fence.

Vice Chairman Graceffo stated this will benefit the redevelopment, the town and the redeveloper. Is there going to be any compensation from the developer for this property? Mayor Mahler stated that there is a tax lien on the property and once we acquire the property, there will be a contract with the developer. No amount has been settled on yet since an appraisal has to be done.

Member Slater questioned if there were any relatives of the owner? Mayor Mahler stated all we know is the owner lived in New York City and died in 1961. U.S. Aluminum attempted to track down relatives and stopped after paying a law firm \$40,000, and we are trying to get the information they developed.

Mayor Mahler stated we probably have half-a-dozen or more of these Futterman properties in the bird sanctuary; little lots that nobody has ever foreclosed on. The town owns about 50/60 lots he used to own that we foreclosed on from time-to-time. This does benefit us in other ways since now we will have the history of his heirs.

Member Reuter questioned why it wasn't on tonight's meeting? Mayor Mahler stated the Council introduced the new Ordinance at the June 9th meeting and now the Planning Board has to review it. The Board Secretary has to publish the information ten days before the meeting date for July, since it was too late to do it for the June meeting, and she must send notice to the lienholders and property owners for the July hearing.

Vice Chairman Graceffo questioned if we would be able to contact heirs? Mayor Mahler stated there has to be somebody out there unless everyone died. Nieces and nephews will be tough to locate.

VOUCHERS: submitted by Steven Veltri, Esq. on the RSK Development Application in the amount of \$675.

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

VOUCHERS: submitted by K. Albert Associates on the RSK Development Application in the amount of \$1,588.75.

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

MOTION TO ADJOURN AT 8:25 P.M.: Motion made by Member Slater and carried by a voice vote.

Jennifer A. Fiorito
Planning Board Secretary