

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 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, Michael Ryan, Eugene Verba and David Slater

PRESENT: Attorney Steven Veltri and Engineer Michael Cristaldi

ABSENT: Chairman Gilbert Foulon and Member Mark Reuter

MINUTES: from the September 18, 2014 Regular Meeting

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

COMMUNICATIONS REPORT: None

ENGINEER'S REPORT: Nothing new to report.

NEW BUSINESS APPLICATION: Albana's Beauty Salon, LLC

Property Owner: David & Mary Johnson, 46 Seminole Drive, Ringwood, NJ

Property Address: 1087 Ringwood Avenue, Haskell, NJ

New Tenant: Gerald & Albana Sukniqi, 7 Orchard Street, Haskell, NJ

Albana Sukniqi, 7 Orchard Street, Haskell, NJ

I presently have a business at 1088 Ringwood Avenue and want to move across the street to the white building, which has more space and better parking. There are three businesses where I am now, and parking can be an issue. I am only going to be using one side of the

building for now and renting; however, we are looking into purchasing the building and awaiting the bank to approve us.

Mayor Mahler wanted to make sure she knew the property was in a redevelopment zone and Mrs. Sukniqi stated they did tell us that but what does it really mean? Mayor Mahler advised that we are looking for a builder to buy all those properties, tear them down and build something similar to the Haskell Town Center. Member Demetriou also stated you would be paid fair market value.

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

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

RESOLUTION: Application #PB2014-1 Greentree At Wanaque, II, LLC, Block 435, Lots 5 and 5.01, Fourth Avenue, Wanaque, for Final Site Plan.

Attorney Veltri read into the record all the conditions of the approval.

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

VOUCHERS: submitted by Steven Veltri, Esq. on the Greentree At Wanaque, II, LLC Application in the amount of \$1,300 and for attendance at the November Meeting in the amount of \$300.

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

DISCUSSION: Members were given a letter from the engineer for Greentree At Wanaque, II, LLC regarding submitting a Treatment Works Approval Application to the NJDEP. Engineer Cristaldi explained that this has to do with the new sewer mains and volume that they are adding and probably need approval from the Regional Sewer Authority. It is just a formality.

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