

PLANNING BOARD MINUTES

September 19, 2019

REGULAR MEETING

Salute to Flag: 8:10pm

OPENING STATEMENT:

This is 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 on January 30, 2019, 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 and posted on the Borough's website.

ROLL CALL: Chairman Gilbert Foulon, Mayor Daniel Mahler, Councilman Dominick Cortellessa, Members Kevin Platt, David Slater, Jack Crilly, Jack Jordan, Donald Pasquariello and Mary Leonard

PRESENT: Attorney Steven Veltri and Engineer Michael Cristaldi

ABSENT: Vice Chairman Joseph Graceffo and Member Charles Strobel

MINUTES: from the July 18, 2019 Meeting

MOTION TO APPROVE MINUTES: made by Councilman Cortellessa, seconded by Member Platt. Voting yes were Mayor Mahler, Councilman Cortellessa, Members Platt, Slater, Jordan, Pasquariello and Leonard. Chairman Foulon and Member Crilly abstained.

APPLICATION STATUS: Nothing New. All I have is what is on the agenda tonight.

COMMUNICATIONS/REPORTS: No questions on communications sent to the Board Members.

APPLICATION #PB2019-06 – Tilcon New York, Inc.

**Preliminary And Final Site Plan For Construction of Access Road Per Susquehanna
Redevelopment Agreement and Plan**

Authorized Agent: Brian R. Tipton, Esq. of Florio, Perrucci, Steinhardt & Cappelli, LLC

**Properties: Block 468-Lot 2.01
Block 475-Lot 1
Block 470-Lots 1,2,3,4,5,6,7,8
Block 471-Lots 1,2,3,4,5,6,7,8
Block 472-Lots 1,2,3,4,5
Block 473-Lots 1,2,3,4,5,5.01**

Brian Tipton, Esq., appearing on behalf of the Tilcon New York, and we are here for a Preliminary & Final Major Site Plan. This project is called the Pompton Lakes Quarry Road and involves the construction of an access road from the Pompton Lakes Quarry to Susquehanna Avenue. All the taxes are paid and the notices are complete. This project is in the Wanaque/Susquehanna Avenue 2019 Redevelopment Plan. The Site Plan, as proposed, is fully compliant with that Plan. There are no variances or deviations of any significance. Tonight my witnesses are Wayne Ingram from E&LP and he is our Civil Engineer; and John Corak from Stonefield Engineering as our Traffic Engineer. Those will be the two individuals giving testimony tonight.

Attorney Veltri swore in both witnesses.

Attorney Tipton requested a request for completeness be determined.

Attorney Veltri questioned Engineer Cristaldi that in his report he made a recommendation.

Engineer Cristaldi commented that he recommended that that the application be deemed complete.

MOTION MADE TO DEEM THE APPLICATION COMPLETE: made by Member Slater, seconded by Member Crilly. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Platt, Slater, Crilly, Jordan, Pasquariello and Leonard.

Attorney Veltri advised the Board, and for the record, I've looked at the Notice in the paper and was published during the right timeframe and I've looked at the Notices and they are complete.

Applicant's Exhibit

A-1 – Aerial View of the Site Plan Submitted To The Board

See Attached Transcript Prepared By Helen Dohogne, C.S.R.

MOTION TO APPROVE TILCON'S APPLICATION WITH OUTLINED

CONDITIONS: made by Member Slater, seconded by Member Crilly.

Voting Yes were Chairman Foulon, Mayor Mahler, Members Slater and Leonard.

Voting No were Councilman Cortellessa, Members Platt, Crilly, Jordan and Pasquariello.

5 – No 4 – Yes

MOTION/APPLICATION DENIED

Attorney Veltri is requesting the Commissioners that voted No can say for the record what their objections are so I have this information for the Resolution:

Councilman Cortellessa: My objection is the traffic issues and safety issues that I tried to articulate during my discussions in this meeting and previously. I believe the traffic issues will be serious on Union Avenue. I believe this will have impact on Ringwood Avenue as back-up occurs and I am just concerned about the quality of life and the issues that we will have regarding traffic growing in the environment that we currently have, which is a high traffic environment as it is.

Attorney Veltri commented traffic and safety.

Councilman Cortellessa commented on our residents.

Member Platt: I agree with Dominic (Councilman Cortellessa). I think the traffic concerns are the big thing. I think it's going to back traffic up to Ringwood Avenue and make it unbearable.

Member Crilly: I agree and will add to that as well as I'm just concerned about the logistics of southbound 287 and impatience of a morning commuter.

Member Jordan: I just agree with everything they all said.

Member Pasquariello: Exactly what they said. Traffic, safety and quality of life.

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

RESOLUTIONS: None

VOUCHERS: None

MOTION TO ADJOURN AT 10:01 P.M.: Motion to adjourn meeting made by Member Slater. Motion carried by a voice vote.

Jennifer A. Fiorito, Planning Board Secretary