

PLANNING BOARD
BOROUGH OF WANAQUE

APRIL 21, 2016

REGULAR MEETING

Meeting called to order by Vice Chairman Graceffo with a salute to the flag at 8:03 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 March 27, 2016 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 Mahler, Members Kevin Platt, Michael Ryan and David Slater

PRESENT: Attorney Steven Veltri

ABSENT: Chairman Gilbert Foulon, Councilman Dominick Cortellessa, Members Marc Demetriou, Dale Spear and Eugene Verba and Engineer Michael Cristaldi

MINUTES: from the March 17, 2016 Meeting

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

COMMUNICATIONS REPORT: None

ENGINEER'S REPORT: No new applications

NEW BUSINESS APPLICATION: Beauty Salon

Property Owner: Peter & Linda Rossini, 209 Comply Road, Lincoln Park, NJ

Property Address: 566 Ringwood Avenue, Wanaque, NJ

New Tenant: Natalija Belcevich, 16 Juniper Terrace, Ringwood, NJ

Natalija Belcevich will be the owner/operator of the beauty shop and for now the only employee.

Vice Chairman Graceffo stated that you are here tonight to get the approval to obtain a c.o. and mentioned that you will have to get the approval from the building department for any modifications/changes you make to the interior of the building.

Peter Orsini, the owner of the property, stated the walk through they did with the inspectors was she has to put in a new sink fixture, even though there is an existing sink there and bring in her own furniture. It is no longer a bakery; I sold all the equipment and all the gas lines and water lines are appropriately taken care of.

Vice Chairman Graceffo stated per the building inspector, this property is not in compliance and what was in there before and what is going in there now is a change and obviously whatever changes you are making have to be approved by the building inspector. She will be bringing in some fixtures and adapting some of the plumbing.

The Board Secretary commented that, even if she is changing a sink fixture, she needs a plumbing permit.

Attorney Veltri stated that what we are trying to convey is that the Planning Board is looking at the use and zone and they will probably approve both subject to you complying with all the permits and other approvals that you need.

Peter Orsini stated the business owner will get a permit to do the sink change and she is also going to apply for a signage permit.

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

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

RESOLUTION: None

VOUCHERS: submitted by Steven J. Vestry, Esq. for attendance at the March 14, 2016, March 17, 2016 and April, 2016 Meetings in the amount of \$900.

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

MOTION TO ADJOURN AT 8:11 P.M.: Motion made by Member Slater, and carried by a voice vote.

**Jennifer A. Fiorito
Planning Board Secretary**