

PLANNING BOARD
BOROUGH OF WANAQUE

December 16, 2021

REGULAR MEETING
IN PERSON MEETING

Meeting called to order by Vice Chairman Graceffo with a salute to the flag at 8:04P.M.

READING: Open Public Meeting Announcement

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 February 28, 2021, and a notice thereof has been posted on the bulletin board in the Municipal Building in the Borough of Wanaque, on the Borough's website, and a copy thereof has been on file with the Borough Clerk

ROLL CALL: Vice Chairman Joseph Graceffo, Mayor Daniel Mahler, Councilman Cortellessa, Members Kevin Platt, Charles Strobel, David Slater, Jack Jordan and Mary Leonard

PRESENT: Attorney Steven Veltri

ABSENT: Chairman Gilbert Foulon, Members Jack Crilly and Donald Pasquariello and Engineer Michael Cristaldi

MINUTES: from the October 21, 2021 Meeting.

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

COMMUNICATIONS/REPORTS: None

APPLICATION STATUS: New Application For January

NEW BUSINESS APPLICATION: Lone Star Bakeshop And Bagels, Inc.

Property Owner: Santoro, Cosimo & Theresa, 27 Dartmouth Road, Wayne, NJ

Property Address: 1185 Ringwood Avenue, Haskell, NJ

Business Owner: Chris Certosimo, 130 Mahwah Avenue, Mahwah, NJ

Applicant, Chris Certosimo, will explain what his plans are.

Applicant: Basically, we are going to do a bagel shop for breakfast and lunch along with baked goods. Baked goods are going to be sweet and savory. We fill the sweet dough with different types of meats for breakfast and different types for lunch. We will be open from 6am to 2pm. This is a little family business that my wife and I always wanted to do.

We lived in Texas for ten years and they have a dough called Kolaches Dough and it is a Czechoslovakian style dough. There are a lot of immigrants that moved to Texas in the late 1800s/early 1900s, and they brought this food and it is very big Texas. There are now a few in Brooklyn, in the Village and Arizona. We did an internship in Pittsburgh.

Councilman Cortellessa: You are saying that you are going to have breakfast and lunch and your application states no seating. Is there going to be no seating in the facility?

Applicant: There is a high-bar table, about 14". I am just going to put cream and sugar.

I'll pour the coffee in the back and give it to customers so they can put what they want in it.

Councilman Cortellessa: So there is no seating at all.

Applicant: No, but with having the high-bar table, if someone decided to stand there and eat, I am not going to stop them. Could I put a stool there if I wanted to?

Councilman Cortellessa: That's the question I have with the application. You say no seating and that changes the application somewhat if you want to have seating.

Applicant: I don't want to present a problem.

Member Platt: And there is no bathroom.

Vice Chairman Graceffo: I believe the prior establishment did have high chairs at that counter.

Applicant: Yes, they did.

Vice Chairman Graceffo: My suggestion would be put down limited seating on the application so if you decide to put high-bars there.

Applicant: It's a small and narrow table.

Member Strobel: Have you moved in already? I saw the signs.

Applicant: I did the plumbing and got that approved. I corrected the electrical. I put a grease trap in. We redid the floor, put all new equipment in.

Member Strobel: Are you going to be using the ovens to make fresh bagels?

Applicant: Yes, I got new ovens that came in. I have one over to do baking and I have oven for the bagels.

Member Strobel: When do you plan on opening?

Applicant: I'm testing the ovens now because I had to get the kitchen setup first. I have the new ovens and all the ingredients so I'll be testing all the recipes in big batches. I've never made big batches like this.

Member Strobel: We've had a few bagel shops there before and the issue is Pizza One on one side and the mechanic on the other side. Parking is going to be a little crazy especially in the afternoon. Are you going to be able to work that out?

Applicant: I don't expect anybody to be there more than five to ten minutes; in and out type of thing. It is a little tight there and I have spoken to the owners about the mechanic shop because they park a lot of the vehicles, trucks behind the cars that are pulling in on an angle so it gets a little tight there sometimes. We'll deal with it the best we can.

Vice Chairman Graceffo: Especially, there is parking behind the building. There is ample parking.

Applicant: Yes, there is. There are lots and there is always parking back there.

Vice Chairman Graceffo: They should really limit where the mechanic can park.

Member Jordan: I've stopped there many of times over the years and it is in and out.

Vice Chairman Graceffo: Any other questions from the Board Members? Can I have a Motion to Approve this Application?

MOTION TO APPROVE NEW BUSINESS APPLICATION: made by Member Strobel, seconded by Member Leonard. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Strobel, Slater, Jordan and Leonard

PB2018-05 – MRAN Haskill, LLC (Taco Bell)

164 Greenwood Avenue (Block 460/Lot 24)

Extension Request of Board's Approval Until January 17, 2023

A. Michael Rubin, Esq., Attorney For MRAN Haskill, LLC

This matter is going to be carried over to the January 20, 2022 Meeting as per the request of the Applicant.

Mayor Mahler: The Applicant had two years to start the project and they didn't start it. They should have applied for an extension in 2021. Attorney Rubin is claiming that because of covid they didn't come in for the extensions. So now they are asking for an extension until 2023, which is one year. Gil looked at it and he suggested they tear the building down before they come in for the extension.

Both Councilman Cortellessa and Vice Chairman Graceffo stated that they need to maintain that property whether buildings are there or not. They have had ownership for over eighteen months.

PUBLIC DISCUSSION: Let the record show there is no one from the audience to come forward.

RESOLUTION: None

VOUCHERS: submitted by Alaimo Engineering for attendance at September 16, 2021 Meeting in the amount of \$250; and submitted by Steven J. Veltri, Esq. for attendance at December 16, 2021 Meeting in the amount of \$400.

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

DISCUSSION: Board Secretary advised that the Reorganization & Regular Meeting is scheduled January 20, 2021. Reorganization will be at 7:30pm and Regular Meeting will be at 8:00p.m.

MOTION TO ADJOURN AT 8:17 P.M.: made by Member Slater, seconded by Member Platt and carried by a voice vote.

Jennifer A. Fiorito
Planning Board Secretary