

**PLANNING BOARD**  
**BOROUGH OF WANAQUE**

**FEBRUARY 15, 2018**

**REGULAR MEETING**

Meeting called to order by Mayor Mahler with a salute to the flag at 8:09 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 January 24, 2018 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

Mayor Mahler swore in New Member John (Jack) Crilly

**ROLL CALL:** Mayor Daniel Mahler, Councilman Dominick Cortellessa, Members Kevin Platt, Michael Ryan, Jack Crilly, Suzanne Henderson, David Slater and Mary Leonard

**PRESENT:** Attorney Steven Veltri

**ABSENT:** Chairman Gilbert Foulon, Vice Chairman Joseph Graceffo, and Member Robert Dale Spear and Engineer Michael Cristaldi

**MINUTES:** from the January 18, 2018 Meeting

**MOTION TO APPROVE:** made by Councilman Cortellessa, seconded by Member Platt. Voting yes were Mayor Mahler, Councilman Cortellessa, Members Platt, Ryan, Henderson, Slater and Leonard. Member Crilly abstained.

**NEW BUSINESS APPLICATION:** Physician & Nursing Consultation

Property Owner: Haskell Town Center, LLC, c/o BSG Management Company,  
6305 Kennedy Boulevard, North Bergen, NJ 07045  
Property Address: 1069 Ringwood Avenue, Unit 301-2, Haskell, NJ  
New Tenant: Intravascular Consultants/Wellness Infusion By Design  
Deborah Kingsley, 6 Linda Road, Wanaque, NJ

Deborah Kingsley described the business as a consulting business with physicians and nurses in regard to people's dietary habits, overall wellness, massage, acupuncture referrals and some tele-help with some of our physicians.

Mayor Mahler stated there are similar businesses in the medical field in that building.

Ms. Kingsley stated yes. This business will have a little bit different spin to it. We have some functional medicine, holistic type of overview and treatments and a lot of referrals.

Councilman Cortellessa questioned you will be doing infusions as well?

Ms. Kingsley answered yes.

She passed all her inspections. The landlord just has to change a fire extinguisher.

**MOTION TO APPROVE NEW BUSINESS:** made by Member Ryan, seconded by Member Platt. Voting yes were Mayor Mahler, Councilman Cortellessa, Members Platt, Ryan, Crilly, Henderson, Slater and Leonard.

**ENGINEER'S REPORT:** No new applications

**COMMUNICATIONS/REPORTS:** Board Secretary handed out a letter from the County of Passaic Planning Board dated February 2, 2018 on the CJ's Own, LLC Minor Subdivision, which application was heard last month. Mayor Mahler commented it appears that the County gave them approval with one stipulation that they obtain any applicable permits from the Passaic County Road Department. Is there anything we have to be concerned with?

Attorney Veltri answered no. As a matter of fact, I have the Resolution tonight and we made one of our conditions the approval from the County and to finalize all their conditions.

**TWIN LAKES AREA REDEVELOPMENT/SUSQUEHANNA AVENUE EXTENSION REDEVELOPMENT:**

This matter is being held until the March 15, 2018 meeting.

There was just an issue with the advertising and we want to make sure we get it right.

Attorney Veltri commented yes. We want to be sure that it's in proper form and the proper notice is given to the public.

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

**RESOLUTION:** Application #PB2017-08 CJ'S Own, LLC, 613-615 Ringwood Avenue, Block 235, Lot 13 – This was an application heard and approved on January 18, 2018. It was an application for a preliminary and final minor subdivision to create two newly configured lots from one existing lot and to permit the separation of a commercial and residential use which presently exists on the subject property.

Attorney Veltri read into the record all conditions, variances and approvals granted in the Resolution.

**MOTION TO APPROVE RESOLUTION:** made by Councilman Cortellessa, seconded by Member Ryan. Voting yes were Mayor Mahler, Councilman Cortellessa, Members Platt, Ryan, Henderson, Slater and Leonard. Member Crilly abstained.

**RESOLUTION:** Application #PB2017-10, Brendan Murphy, 72 Haskell Avenue, Block 463, Lot 22 – This was an application for a preliminary and final site plan to construct a deck and access ramp on the premises, which application was heard and approved on January 18, 2018. The Applicant was seeking to renovate the building on the site and rename the bar Celtic Knot.

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

**MOTION TO APPROVE RESOLUTION:** made by Member Slater, seconded by Member Henderson. Voting yes were Mayor Mahler, Councilman Cortellessa, Members Platt, Ryan, Henderson, Slater and Leonard. Member Crilly abstained.

**VOUCHERS:** submitted by Steven J. Veltri, Esq. for the CJ's Own, LLC Application in the amount of \$712.50; and for the Brendan Murphy Application in the amount of \$675.

**MOTION TO APPROVE VOUCHERS:** made by Member Leonard, seconded by Member Crilly. Voting yes were Mayor Mahler, Councilman Cortellessa, Members Platt, Ryan, Crilly, Henderson, Slater and Leonard.

**MOTION TO ADJOURN AT 8:30 P.M.:** made by Councilman Cortellessa, seconded by Member Slater. Voting yes were Mayor Mahler, Councilman Cortellessa, Members Platt, Ryan, Crilly, Henderson, Slater and Leonard.

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Jennifer A. Fiorito  
Planning Board Secretary