

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

**JUNE 16, 2022**

**REGULAR MEETING**

**IN PERSON MEETING**

Meeting called to order by Chairman Gilbert Foulon with a salute to the flag at 8:05P.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 27, 2022, 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, a copy thereof has been on file with the Borough.

**ROLL CALL:** Chairman Gilbert Foulon, Vice Chairman Joseph Graceffo, Councilman Dominick Cortellessa, Members Kevin Platt, Charles Strobel, David Slater and Jack Jordan

**PRESENT:** Attorney Steven Veltri

**ABSENT:** Mayor Daniel Mahler, Members Jack Crilly, Donald Pasquariello and Mary Leonard and Engineer Michael Cristaldi

**MINUTES:** from the April 21, 2022 Meeting.

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

**APPLICATION STATUS:** No New Applications

**PUBLIC DISCUSSION:** Anyone in the audience wishing to address the Planning Board on any Planning Board matter please step forward and state your name and address?  
Let the record show no one came forward.

**RESOLUTION: PB2022-04 – Wanaque Depo Urban Renewal LLC**

Attorney Veltri stated hearing this Application in February. It's a Minor Subdivision and a Preliminary and Final Site Plan Approval. It is for the construction of a 272,000 square foot warehouse and 12,000 square feet of that is going to be office space. The Minor Subdivision splits the lots into two (2) lots; one large lot where the warehouse would be on about 30.88 acres and a smaller lot of 3.65 acres and the existing residential property will be remaining on the smaller lot. We described the variations and deviations that were applied for and that we granted and there are a number of conditions that are listed in the back of the Resolution and I think they are spelled out pretty clearly. One of the conditions is this Application is subject to approval by the County Planning Board.

We voted on that on April 21, 2022 and it was approved by a 7 / 2 vote.

**MOTION TO APPROVE RESOLUTION:** made by Member Slater, seconded by Member Strobel. Voting yes were Chairman Foulon, Vice Chairman Graceffo, Councilman Cortellessa, Members Platt, Strobel, Slater and Jordan

**VOUCHERS:** submitted by Richard Alaimo Engineering for Wanaque Depo Application for March Engineering Services in the amount of \$2,972.50 and for Wanaque Depo Application for April Engineering Services in the amount of \$3,485; and submitted by Steven J. Veltri, Esq. for attendance at the June 16, 2022 Meeting in the amount of \$400 and for Wanaque Depo Application in the amount of \$4,455.

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

**DISCUSSION:** They are starting site work at the Old Lakeland Bank Building property. Taco Bell has started demolishing the structures on its property.

**MOTION TO ADJOURN AT 8:10 P.M.:** Motion made by Councilman Cortellessa, and carried by a voice vote.

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Jennifer A. Fiorito, Planning Board Secretary