

REORGANIZATION
&
REGULAR MEETING

Re-Organization Meeting called to order by Mayor Dan Mahler with a salute to the flag at 8:02pm.

READING: Opening Public Meeting Announcement

This is a Reorganization And 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 Herald News on February 12, 2017 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 Reappointed Members Gilbert Foulon and Michael Ryan.

Mayor Mahler swore in New Member Mary Leonard

ROLL CALL: Gilbert Foulon, Joseph Graceffo, Mayor Dan Mahler, Councilman Dominick Cortellessa, Kevin Platt, Robert Dale Spear, Michael Ryan, John Powers, David Slater and Mary Leonard.

NOMINATION FOR CHAIRMAN: Member Platt nominated Gilbert Foulon, seconded by Member Graceffo. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR CHAIRMAN: Voting yes were Members Foulon, Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Spear, Ryan, Powers, Slater and Leonard.

NOMINATION FOR VICE CHAIRMAN: Member Foulon nominated Joseph Graceffo, seconded by Councilman Cortellessa. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR VICE CHAIRMAN: Voting yes were Members Foulon, Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Spear, Ryan, Powers, Slater and Leonard.

NOMINATION FOR BOARD ATTORNEY: Member Foulon nominated Steven Veltri, seconded by Councilman Cortellessa. No other nominations heard. Nominations closed.
ROLL CALL ON NOMINATION FOR BOARD ATTORNEY: Voting yes were Members Foulon, Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Spear, Ryan, Powers, Slater and Leonard.

NOMINATION FOR BOARD ENGINEER: Member Foulon nominated Alaimo Engineering, seconded by Member Graceffo. No other nominations heard. Nominations closed.
ROLL CALL ON NOMINATION FOR BOARD ENGINEER: Voting yes were Members Foulon, Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Spear, Ryan, Powers, Slater and Leonard.

NOMINATION FOR BOARD PLANNERS: Member Foulon nominated both Alaimo Engineering and Benecke Economics as Planners, seconded by Member Ryan. No other nominations heard. Nominations closed.
ROLL CALL ON NOMINATION FOR BOARD PLANNERS: Voting yes were Members Foulon, Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Spear, Ryan, Powers, Slater and Leonard.

MOTION TO RECESS RE-ORGANIZATION MEETING AT 8:12PM: made by Member Foulon, seconded by Councilman Cortellessa. Voting yes were Members Foulon, Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Spear, Ryan, Powers, Slater and Leonard.

REGULAR MEETING

Regular Meeting called to order by Chairman Foulon at 8:13pm.

Let the Record Show that All Members Present at the Reorganization Meeting are Present at the Regular Meeting.

MINUTES: from the January 19, 2017 Meeting.

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

COMMUNICATIONS REPORT: None

NEW BUSINESS APPLICATION: Insurance Agency

Property Owner: John & Grace Maiello, 26 Rhinesmith Avenue, Wanaque

Property Address: 585 Ringwood Avenue, Wanaque, NJ

New Tenant: Rockiss Estrada, 80 Snake Den Road, Ringwood, NJ

Rockiss Estrada has been an insurance agent for about ten years with a location in Suffern, New York. I am looking to come into Wanaque and opening up a second location.

Board Secretary advised all inspections have been passed.

Councilman Cortellessa questioned what lines of insurance do you offer?

Mr. Estrada stated all lines; personal and property casualty, life, health. It is a full retail agency with brokerage firms representing anywhere from Met Life, Mercury, Progressive; several carriers.

Mr. Estrada also gave out to Board Members a sketch of signage for the business.

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

APPLICATION STATUS REPORT: Eng. Cristaldi reported no new applications.

PUBLIC DISCUSSION: Anyone in the audience wishing to address the Planning Board on any Planning Board matter, please step forward.

Let the record show no one was present in the audience to come forward.

RESOLUTIONS: None

VOUCHERS: None

DISCUSSION: 14 Doty Road – Issues with the New Business Application and Site Plan – The problem is they did not adhere to the last approval. Board would like Zoning Officer to attend next meeting. This property needs to be re-zoned to industrial and National Beryllia is not in the correct zone either.

Lakeside Manor Redevelopment – Owner of property (Rodriguez) changed developers at the last minute, fired the developer and he tried to bring somebody new in. Tom Carroll, Tony Fiorello and Dominick meet with the new guy. The new developer sent a young guy, who was only with the company for about three weeks and didn't even know who owned the company. The meeting was terminated immediately.

Vice Chairman Graceffo questioned that the contract on the sale of the property fell through then?

Mayor Mahler advised that Rodriguez was told if he didn't have a contract by Monday, March 13th, we were done with him. We passed an Ordinance at the March Meeting to do away with the Redevelopment Zone and we also passed a Resolution to terminate any agreements we had.

Vice Chairman Graceffo questioned that anything new that comes before the Board is an entirely new application?

Mayor Mahler stated yes. What is going to happen is at our April Meeting the Ordinance for the Redevelopment Zone has to come back to the Planning Board and the Planning Board has to review it and pass it back to the Mayor & Council and we will vote on it at our May Meeting.

Mayor Mahler stated we should tear down the buildings and make it into woods; let the trees grow.

Chairman Foulon questioned we can do that? This whole thing was court ordered.

Councilman Cortellessa stated we can do this based on the Ordinance, the Resolution and the fact that he has not satisfied the Developer's Agreement as well as some other activities.

Mayor Mahler stated he has been in default of that Developer's Agreement for a while.

Councilman Cortellessa stated we will tear it down and then we will put a lien on the property to recover any monies.

Mayor Mahler stated he brings in a guy that has never done a development; only underground construction work.

Mayor Mahler stated we are removing the Redevelopment Zone and pulling his permits and he is done. Technically he has until May to do something until we vote on the Ordinance. If he was to come in with a bona fide developer before the May Meeting, we might change our minds.

Vice Chairman Graceffo noted that this guy has gotten life upon life with this project.

Mayor Mahler advised that he came into the picture in 1995/1996 and the project was 10 years before that.

Councilman Cortellessa stated we have all the "t"s crossed and "i"s dotted and we are done with him quite frankly and we are just going to bring the property back to its natural state. We are going to tear down the buildings.

Chairman Foulon questioned what about the houses?

Councilman Cortellessa stated the houses are a separate issue since the property was split into two separate developments. We can't touch those properties right now, but we may be able to do that based upon the fact that they really are a hazard and a safety issue.

Chairman Foulon stated we are lucky nothing has ever happened there or gone wrong.

Member Spear stated we are going to tear down those apartments and what about the streets?

Mayor Mahler stated we are going to pave Mountain Lakes Drive and Linda Road. The interior street will just stay there and decay and I think it is only paved about halfway.

Member Spear questioned what about the connection that goes across the bridge there onto Cannonball?

Mayor Mahler stated it is still there; that is Stephens Lake Drive.

Member Spear questioned is it not maintained anymore?

Chairman Foulon stated it never was by the town. We would plow it for emergency use, but it was never a town road and I believe it is still a private road.

Member Spear reiterated that the buildings will come down; the streets will stay where they are and eventually deteriorate.

Mayor Mahler stated that the main streets, Mountain Lakes Drive and Linda Road, the town will take possession of them and pave them. The interior street in the condos will just stay there until it deteriorates. I am sure there may be litigation with this guy, but at the May 8th meeting we will vote on the Ordinance and after we vote on the Ordinance there is a certain time period and once the Ordinance is in effect, we can move on the guy. We can ask Bob Benecke at our next meeting about all the details. After the Ordinance is in effect, we probably have to give him official notice about tearing them down and then there is a time period where he has to react and if he doesn't, we are going to do it.

MOTION TO ADJOURN AT 8:25pm: made by Councilman Cortellessa, seconded by Member Slater. Carried by a voice vote.

**Jennifer A. Fiorito
Planning Board Secretary**