

**REGULAR MEETING**

Meeting called to order by Vice Chairman Joseph Graceffo with a salute to the flag at 8:00pm.

**ROLL CALL:** Vice Chairman Graceffo, Mayor Dan Mahler, Councilman Dominick Cortellessa, Members Kevin Platt, Mark Reuter, William Rucci, John Shutte and David Slater.

**PRESENT:** Attorney Steven Veltri and Engineer Michael Cristaldi

**ABSENT:** Chairman Gilbert Foulon and Member Eugene Verba.

**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 31, 2010 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.

**MINUTES:** from the February 18, 2010 Meeting.

**MOTION TO APPROVE:** made by Member Reuter, seconded by Member Platt. Voting yes were Mayor Mahler, Members Platt, Reuter, Rucci, Slater and Verba. Vice Chairman Graceffo, Councilman Cortellessa and Member Shutte abstained.

**COMMUNICATIONS REPORT:** No questions asked.

**APPLICATION STATUS REPORT:** Eng. Cristaldi reported nothing new.

**NEW BUSINESS APPLICATION: Convenience Food Store**

**1086 Ringwood Avenue, Block 435, Lot 17**

**Owner of Property is Aeran Park, 1086 Ringwood Avenue, Haskell, NJ**

**Owner of Business is Ed Nagle, 4 Railroad Avenue, Wanaque, NJ**

Ed Nagle spoke about opening dairy and grocery discount store, which is next to Mr. Park's karate school. The Building Inspector needs to re-inspect before opening.

**MOTION TO APPROVE: made by Member Slater, seconded by Member Rucci. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte and Slater.**

**NEW BUSINESS APPLICATION: Florist  
1089 Ringwood Avenue, Block 437, Lot 1.01**

**Owner of Property is David & Mary Johnson, 46 Seminole Drive, Ringwood, NJ**

**Owner of Business is Frank Scirica, 11 Peters Mine Road, Ringwood, NJ**

**Frank Scirica spoke about opening a florist and offering flower arrangement classes, retail merchandise and delivery service. Hours of operation in the beginning will be 10am until 5pm five days a week (Wednesday thru Sunday) and maybe expanding to seven days. The Building Inspector needs to re-inspect before opening.**

**MOTION TO APPROVE: made by Member Rucci, seconded by Member Cortellessa. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte and Slater.**

**RE-EXAMINATION OF THE MASTER PLAN FOR 2010:**

**This is a public hearing for the purpose of Wanaque's Consultants to explain to the public what is in the Master Plan Re-Examination Report. After the public hearing portion, the Board will either approve the plan, deny the plan or make amendments to the plan.**

**Professionals Involved in Plan Process:**

**Robert Benecke of Benecke Economics, Economic Development Consultant for Wanaque His firm does a lot of economic development studies, re-development studies and planning type of work.**

**Ken Albert, Professional Engineer and Professional Planner, a member of the State Planning Commission.**

**Fred Suljic is a Consultant/Highlands Expert employed by Dykstra Associates.**

**Ken Albert: I believe I have incorporated all your changes and comments into the Master Plan Re-Examination 2010 dated March 18, 2010. A few general comments:**

**1. Wanaque has been involved in re-development for the past ten years, with considerable success and without costing the town a lot of money in terms of services and helpful to the tax structure in that we have the adult communities and commercial real estate. The one thing that still needs to be address down the road is affordable housing.**

**2. The Plan you are reviewing tonight is because the State Planning Act enacted**

in 1975 has a requirement that every municipality in the State either review and have a re-examination plan or a new master plan every six years. This is necessary to protect “the assumption of validity” so that when an applicant comes before the board, the burden of proof is on the applicant. In the next couple of months, and because of the Highlands Act, you may be reviewing a more detailed and broader Master Plan, than the one in your possession, which relates to Highlands compliance.

3. We have updated the Objectives in the Master Plan since 1992 and 2002. There has been a lot of work/changes in the town since then, i.e., Town Center, Ringwood Avenue, Union Avenue, Wanaque Reserve.

4. The demographics were reviewed and updated. Between 2002 and 2008 the population in town has increased 18.8% using the October 2009 Rutgers Study (In 2000 =10,200; In 2008 = 12,200). Housing units went from about 3,400 to about 4,200/4,300.

5. The development and re-development projects that impact directly on the land use patterns in town were reviewed and each project was individually referenced in the Report, (Candle Factory, U.S. Aluminum, All Ringwood Avenue Re-Developments, Union Avenue, Wanaque Reserve)

RSK Development and Mountain Lakes Estates are developments that will probably not be developed as approved. There are too many environmental regulations to overcome.

Discussions ensued regarding what the town could have done better with our particular growth plans and redevelopment plans and what can be done better for the future.

**VICE CHAIRMAN GRACEFFO ENTERTAINED A MOTION TO OPEN PUBLIC DISCUSSION:** made by Councilman Cortellessa, seconded by Member Slater. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte and Slater.

**Grace Maiello, 26 Rhinesmith Avenue** – There doesn’t seem to be much change with this Master Plan; nothing new. The town has done well, but believes we need to bring in more commercial issues, like hotels, rather than residential, especially with only a two-lane road going through town. She appreciates what has been done and what is going on.

Let the record show no one else present for public discussion.

**VICE CHAIRMAN GRACEFFO ENTERTAINED A MOTION TO CLOSE THE PUBLIC DISCUSSION:** made by Member Slater, seconded by Member Reuter. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte and Slater.

After two months of review and discussion with the copy before you right now, we need a Motion to move forward to approve the Wanaque Master Plan Re-Examination for 2010 noted on this date of March 18, 2010.

**MOTION TO APPROVE THE WANAQUE MASTER PLAN RE-EXAMINATION:** made by Member Rucci, seconded by Member Reuter. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte and Slater.

**HIGHLANDS PLAN:** Bob Tessier, Professional Planner, Dykstra Associates

Document/Booklet Handed Out By Mr. Tessier at meeting: “Highlands Element For Municipal Master Plan For The Borough of Wanaque March 2010 Draft” (Module 5 of the Highlands Conformance Process for Planning & Preservation Area)

A few references:

The colored map on page 15 was discussed with the Highlands to get their approval to remove the red shaded area from a lake community to a suburban development community. This red shaded area, in the final draft will be pink (rather than blue) under “existing community zone”. The red color is being used to show what area needs to be changed.

Member Rucci asked about the green highlighted area “existing community environmentally constrained subzone”. This means the Highlands sees environmental features in these green areas that should not be impacted, such as, wetlands.

We are also asking the Highlands for a proposed Town Center and to designate the additional redevelopment areas that we want to have as Highlands redevelopment areas. The foldout map before page 24 shows the town’s proposed redevelopment areas. Discussions were held regarding the different areas on this map and adjustments to be made and affordable housing issues.

The Board asked that they review this document, “Highlands Element For Municipal Master Place for the Borough of Wanaque” for discussion and possible approval at the next Planning Board meeting.

**PUBLIC DISCUSSION:** None/Closed

**VOUCHERS:** submitted by Richard A. Alaimo Engineering for Holiday Inn Express for engineering work ending February 17, 2010 in the amount of \$1,240.00.

**MOTION TO APPROVE:** made by Member Slater, seconded by Mayor Rucci. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte and Slater.

**VOUCHERS:** submitted by Richard A. Alaimo Engineering for attendance at the February Meeting in the amount of \$190.00.

**MOTION TO APPROVE:** made by Member Reuter, seconded by Mayor Rucci. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Reuter, Rucci, Shutte and Slater.

**CONTRACTS:** Vice Chairman Graceffo put on the record that we have two separate contracts from Richard A. Alaimo Engineering. The first Contract is for acting as our engineering consultant for the Planning Board for which the engineer receives \$190 per meeting. The second Contract is for additional planning services, on a will call basis, for \$190 per meeting. Mike Cristaldi is both an engineer and planner. In the event we needed another planner from Alaimo Engineering to attend a meeting, in addition to Mike and his services, then the additional \$190 will be charged.

**MOTION TO ADJOURN AT 9:20 P.M.:** made by Member Slater, seconded by Member Rucci. Carried by a voice vote.

---

Jennifer A. Fiorito  
Planning Board Secretary