

PLANNING BOARD MINUTES

November 19, 2020

REGULAR MEETING
ZOOM VIDEO CONFERENCE

Meeting called to order by Vice Chairman Graceffo with a salute to the flag at 8:02 P.M.

OPENING STATEMENT:

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 2, 2020 and November 8, 2020 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 and posted on the Borough's website.

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

PRESENT: Attorney Steven Veltri and Engineer Michael Cristaldi

ABSENT: Chairman Gilbert Foulon and Members Donald Pasquariello and Mary Leonard

Upon review of the Minutes, Member Pasquariello did advise the Board Secretary that he had called into the meeting after it had started and was able to listen to the meeting, but did not participate.

MINUTES: September 17, 2020 Meeting

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

COMMUNICATIONS/REPORTS: New Jersey Planner

NEW BUSINESS APPLICATION: Origin L Tutoring

Property Owner: 1 Royal Construction, 157 Gordon Avenue, Totowa, NJ

Property Address: 566 Ringwood Avenue, Wanaque, NJ

New Tenant: Jamellys Torrenegra, 28 Washington Avenue, Rutherford, NJ

Jamellys: The business offers tutoring for students from kindergarten to college. The students attend for about forty-five minutes to an hour session. Parents are not allowed to and do not stay in the center. Right now it is going to be two (2) me and another tutor. We will have virtual tutors so we'll be using iPads for the students. Right now we are not having more than seven (7) kids in person per session and everything else is going to be done virtually. There is not going to be a whole lot of people in the building right now.

Vice Chairman Graceffo: Once this Covid is beyond us, at that time, what do you foresee the status to be at your establishment? Will you have organized classes or just tutoring classes and how many people will be there in a live setting?

Jamellys: We are only open mainly 3:30pm to 7pm Mondays through Thursdays. No weekends. We are saying maybe about fifteen (15) per hour in here.

Councilman Cortellessa: I just want to be clear on a couple on things because I am really supportive of the education process here. You are talking about grades K-College?

Jamellys: Yes.

Councilman Cortellessa: If you are doing that, how many students in classes would you have at the same time?

Jamellys: In this space and with Covid, I would not be able to host more than 15 students. That is putting five (5) tables with three (3) students at each. A lot of the tutors are going to be virtual. At this space, employees in this center are going to be no more than three (3). During this time, I want everyone to feel comfortable so no more than 15 people at the same within an hour. I have being this business for ten (10) years. We also don't have the kindergarteners and college students present at the same time.

Vice Chairman Graceffo: When you operate your business even when we are not under the Covid restrictions, you still do not expect parents to wait there at the premises? They must drop their children off and leave?

Jamellys: Yes. That is how we do it and that's how it is done. They have to sign up. Nobody just walks in. We don't allow visitors. Everything is scheduled and we don't take walk-ins.

Councilman Cortellessa: What do you mean by no pick-up and no drop-off in your application? How do students get there and how do they get home?

Jamellys: We don't go to their homes and pick them up. That's what I meant. What I mean to put there is our company does not offer pick-up or drop-off. Of course, a parent will have to drop-off. Right now, I have been given four (4) parking spots.

Member Slater: What is the address?

Jamellys: 566 Ringwood Avenue. I am right across from the Municipal Building.

Board Secretary: There used to be a bakery there and a beauty parlor, Natasha's.

Vice Chairman Graceffo: My only concern is the fact that it is on Ringwood Avenue if you are having five or six students per hour that means they have to be dropped off at the

sidewalk level to go into the establishment. Is that going to cause some congestion and some problems?

Jamellys: I don't think so. We have parking space back here is pretty big. They would have a chance to go in and around and go back. That's how we do it where we are in North Bergen and they are not allowed to be blocking the street.

Vice Chairman Graceffo: The children would have to be dropped off on Ringwood Avenue. Am I right Kevin?

Member Platt: Probably. The parking in the back is very bad and limited. There are apartments above this building and the parking places in the back are for the apartments.

Mayor Mahler showed a picture of the building for everyone to see.

Member Crilly: Can you have a requirement that the children in the rear? Is that something that we can do? I am thinking about Printing Images and that area that we have a little bit of a cut off and it is a little wider on Ringwood Avenue, where is that building in relation to that widening?

Member Platt: The building is across from the north end of the Municipal Building and Strengthen Our Sisters.

Member Slater: Next to the Body Shop? Kind of a busy spot.

Mayor Mahler: No, there is a house in between.

Jamellys: Yes, I can definitely ask the parents to drop off and pick up in the back.

Member Crilly: You are going to be there 3:30pm to 7pm and basically it is an apartment building now and that parking is restricted to the tenants. Is that correct? What is the formal agreement that you have for parking?

Jamellys: Four (4) spaces are in my Lease.

Vice Chairman Graceffo and Member Platt don't believe there are four spaces total in the back. If you put four cars in there, you are not going to be able to turn around.

Mayor Mahler showed an Overview of the property. He counted three spaces, maybe one under the tree, and a couple others.

Engineer Cristaldi: The problem is if one or two people come into the lot and they are in the back and someone else comes into the driveway, there is no way for everyone to turn around and leave.

Councilman Cortellessa: This is a valuable service we are adding to the community; having a tutoring function there. I don't sense any real serious traffic issues or parking issues, unless our Engineer or Police Department thinks there is. We need to add value to our community and businesses like this, and I'm being very candid about it, add value to our community. We need to make sure it is safe, but I don't see any major or serious safety issues like some of the other things that we do.

Mayor Mahler: Parents are probably going to park on Belmont or Melrose and walk their children there. There is on-street parking on those two streets.

Member Slater: That is my suggestion to use the side streets and walk up.

Mayor Mahler: Rather than make a requirement to go in the back, we should just say "no drop off or pick-up in the front". Parents will most likely park on the side streets and walk their children there. Most people don't want to cross Ringwood Avenue, so they will use the side streets.

MOTION TO APPROVE NEW BUSINESS APPLICATION: made by Councilman Cortellessa, seconded by Member Slater. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Strobel, Slater, Crilly and Jordan APPLICATION #PB2020-11 "Shayna Realty, LLC"

Property Address: 1054 Ringwood Avenue (Block 434/Lot 1)

Application For Final Site Plan

Authorized Agent: A. Michael Rubin, Esq., 30 Hamburg Turnpike Wayne, NJ

Attorney Rubin: I represent Shayna Realty, LLC and this is an Application specifically for Final Site Plan Approval and to reiterate several variances. I believe we talked about variances at the Preliminary Meeting, but we are going to put them on the record tonight just to make sure everything is resolved. For those Members who were on the Board may recall we were here before you for a Preliminary Site Plan Approval, which was approved by the Planning Board PB2018-02. There was a Resolution of Approval and the Board had several items which were outstanding and we are going to clear those up this evening and hopefully all things will be resolved so Dr. Braver, who I see is on the call, can move forward and build this new building on Ringwood Avenue. I do have Mr. Donohue here, who is our Site Engineer. He was sworn before and that was a while ago, so if he can be sworn again, Mr. Veltri.

Attorney Veltri: Mr. Donohue will you raise your right hand please? Do you solemnly swear that the testimony you are about to give shall be the truth, the whole truth and nothing but the truth so help you God?

Engineer Donohue: I Do.

Attorney Veltri: Please state your full name and spell your last name for the secretary?

Engineer Donohue: Thomas Donohue.

Attorney Veltri: Before we begin, I just want to put on the record that I have reviewed the mailings and publication and they are in order to proceed tonight.

Attorney Rubin: Mr. Donohue, it's been a while since you've been here, could you give the Board a summary of your experience and your license?

Engineer Donohue: I am Licensed Engineer in the States of New Jersey, New York and Pennsylvania. I have over 30 years of experience. I received a Bachelor of Science in Civil Engineering from New Jersey Institute of Technology and my licenses are currently in good status.

Attorney Rubin: And you did testimony in the Preliminary Site Plan Hearings so you know this Plan and prepared the changes to the Site Plan for this meeting for this final application?

Engineer Donohue: Yes.

Attorney Rubin: Mr. Chairman, I would ask that Mr. Donohue's credentials be allowed?

Vice Chairman Graceffo: Yes.

Attorney Rubin: Could you tell us what was changed from the Preliminary Application to tonight?

Engineer Donohue: There was a change of the driveway that went around the building from 12' to 14' and this change was requested by the Board at the Preliminary Hearing.

There was a shed that was added to the project. It was on the plans prior to, but it was not reviewed for the Preliminary Approval so that is indicated now on the Site Plans.

Attorney Rubin: The shed is in, what we call the rear of this property, with Ringwood Avenue being the frontage?

Engineer Donohue: Yes.

Attorney Rubin: To increase the driveway area from 12' to 14', did that require any changes to the infrastructure or anything of consequence to this site? How were you able to do it?

Engineer Donohue: There was a sidewalk that was adjacent to the building, that was previously proposed, and that was eliminated to expand the driveway from 12' to 14'.

Attorney Rubin: The change of that sidewalk into this driveway will not create any particular problem to the site?

Engineer Donohue: No.

Attorney Rubin: Calling your attention to the various variances, we just want to reiterate to make sure that they are all on the record and there is no problem with them. I am just going to review them. Variance for parking space to street right-of-way 2.5' proposed and 10' required.

Engineer Donohue: Correct.

Attorney Rubin: Drive aisle to the property line 0' proposed and 10' required.

Engineer Donohue: Correct.

Attorney Rubin: Variance for driveway curb cut closer than 50' to an intersection where 30' is proposed and 50' required.

Engineer Donohue: Correct.

Attorney Rubin: Variance for one curb cut for every 200' of frontage One is required and Two is proposed.

Engineer Donohue: Correct.

Attorney Rubin: Those are the variances that are part of this application and we are asking that those be reiterated. I know some of them may have been approved in the Preliminary, but we want to make sure that they are all part of the record tonight. Now will any of these various site plan and bulk variances be any detriment to our neighbors or to the community or the business on Ringwood Avenue.

Engineer Donohue: In my opinion, No.

Attorney Rubin: Is there any way that this building can be built without having these various bulk variances?

Engineer Donohue: No, I don't believe so.

Attorney Rubin: We absolutely need the variances and they are part of this building and part what we need for the redevelopment of this site. There is an abandoned bank building there today, and that is to be demolished.

Engineer Donohue: Correct.

Attorney Rubin: Those are all of the issues that were brought at the Preliminary Meeting that had to be resolved tonight on the Final Site Plan. The only other thing is perhaps Dr. Braver can tell us about the shed issue since you can tell us it is there but you don't know what it is going to be used for. That is all the questions I would have of Mr. Donohue. I think I've covered everything that was in Mr. Cristaldi's report, but if there is anything else, we are here to answer any questions.

Engineer Cristaldi: Which way does the door open on the shed? I didn't see where the doorway was.

Attorney Rubin: Maybe Dr. Braver can answer that.

Engineer Cristaldi: If you just show it on the plan that would be good.

Engineer Donohue: We can do that. It is on the end, but we can consult with Dr. Braver regarding the location of the door and indicate that on the plans.

Councilman Cortellessa: What is the purpose of the shed?

Attorney Rubin: I'll have Dr. Braver testify to that.

Vice Chairman Graceffo: Mike submitted a report and I want you to go through yours completely and make certain that all the information that you have reviewed is updated on the public record.

Engineer Cristaldi: The shed was actually shown on the original plans, so I didn't think it was added. At least when I saw that plan that was previously approved, the shed was on there.

Mayor Mahler: The shed wasn't approved. I'm looking at the Resolution and it says it specifically excludes the shed.

Attorney Veltri: It was a last minute addition I believe in the Preliminary and we decided that we wanted to hear testimony on it at the Final.

Engineer Cristaldi: They did widen the access drive to 14', but there was a driveway on that side that really didn't go anywhere, it just traversed the length of the building with no real access into the building on that side so you were just walking along the driveway. It made more sense to have a better functioning driveway than a sidewalk that went nowhere. I agree with changing of the width of the driveway to 14'. There were a couple of typo errors that are in my report about the zoning data. The driveway curb cut closer than 50' and I think he should have shown the two (2) side yards in the zoning data table. I didn't think they were critical, but just really fix them on the zoning table. That's all I had.

Vice Chairman Graceffo: Can they be updated Mr. Rubin?

Attorney Rubin: Yep, we are good. I think we've done everything that Mr. Cristaldi wanted us to do and we've even erred to the suggestion that the Board made about increasing the driveway from 12' to 14', which I think was the main issue.

Vice Chairman Graceffo: Let the record also note that the Wanaque Police Department, Chief Robert Kronyak, also gave his approval of the changes that were submitted. He had no concerns about the new proposed drawings.

Attorney Rubin: I did send a copy of the changes to Passaic County Planning Board because we are on a County Road and they have given us, again, their "unconditional approval", which you should have a copy in your file now. We did have the approval for the Preliminary and now we are getting it on the Final.

Vice Chairman Graceffo: Let it be noted for the record that we have the correspondence as of November 2nd granting the "unconditional approval" by the County of Passaic.

Attorney Rubin: Those are all the questions I have of Mr. Donohue. If there is nothing further, perhaps Dr. Braver could come forward and tell us the purposes of the shed and any other questions the Board may have.

Vice Chairman Graceffo: Dr. Braver, do you any explanation about the shed and how it is going to be utilized?

Dr. Braver: It is a maintenance shed. I'm probably to store a ladder in there, maybe a snow blower for the sidewalk. My maintenance person likes to keep things on site, and there is no good place to put them inside so it is just a small shed to hold some maintenance equipment and keep it locked-up so that it is secure.

Vice Chairman Graceffo: Are there any questions from the Board Members?

Councilman Cortellessa: I would just like a little bit of clarification from Michael regarding the widening of the driveway and the elimination of the sidewalk. This is on the Ringwood Avenue side, correct where they are opening the driveway?

Mayor Mahler: No. It is on the Arrow Metal parking lot side.

Member Platt: Williams Place.

Member Slater: South side property line.

Councilman Cortellessa: The write up says something was coming in from Ringwood Avenue. I was just curious if it was coming from Ringwood Avenue that there would be some implications that of traffic. If it is going on the other side of the property, that's fine.

Mayor Mahler: There is no entrance on Ringwood Avenue.

Councilman Cortellessa: That's what it seemed to indicate as I was reading Michael's report, but that's fine.

Engineer Cristaldi: The drive starts coming in from Ringwood Avenue. There are other entrances into that property.

Mayor Mahler: There is no entrance on Ringwood Avenue, is there?

Dr. Braver: No there is not.

Vice Chairman Graceffo: The entrance is from Fourth to Williams.

Engineer Cristaldi: Sorry about that. I misspoke there.

Mayor Mahler: I have a question for Mr. Rubin. You said there are 4 variances or 6 on this property.

Attorney Rubin: 4 that we've been dealing with this evening.

Mayor Mahler: I was looking at the Resolution from 2018 and it states 6.

Attorney Rubin: These were the only ones we thought we should resolve this evening because of the driveway widening I wanted it clear that everything was approved. Yes, there were other variances, bulk-type variances, approved when we were here for preliminary, which would remain in place. Once variances are approved, they are good for the life of the site plan.

Attorney Rubin: Are there any other questions for Dr. Braver?

Mayor Mahler: Where have you been for the past two years?

Dr. Braver: Unfortunately, the structural support engineer came down with covid and was in the hospital. It delayed us quite a bit and it's hard getting three people that work separately together, but we finally got it done. We have our plans ready and I want to do demolition as soon as we get this approved.

Vice Chairman Graceffo: When is your anticipated date for start of construction?

Dr. Braver: First we have to get demolition and as soon as that gets finished, we are going construction.

Vice Chairman Graceffo: What kind of dates are you looking at?

Dr. Braver: Hopefully we get the demolition done and then we can do the foundation and get the cement in before the cold weather comes. I want to get it done as soon as possible.

Attorney Rubin: Mr. Hafner, perhaps, could tell us how long it takes to get a demolition permit?

Mr. Hafner: The demolition permit won't take that long as long as they have all their termination letters. You are going to have to get termination letters from all the utilities prior to us issuing a demolition permit, as well as you are going to have to get permission from Soil Conservation.

Dr. Braver: We have already contacted water and electric so that's in the works.

Mr. Hafner: You are going to have to get from telephone, cable, electric, water, sewer, gas and soil.

Vice Chairman Graceffo: You 're anticipating starting before January?

Dr. Braver: We'd like to as soon as we get demolition going and we're at the hands of the telephone company and all those various companies that you talked about to get their approvals so they can move their items so we can get all our ducks in a row so we can start demolition as soon as possible.

Vice Chairman Graceffo: We hope that it doesn't become a lag and that once construction starts, it is consistent and it gets to completion within a reasonable period of time. That's what we are hoping for.

Dr. Braver: Me too.

Vice Chairman Graceffo: Are there any other questions from Board Members in reference to this application before we have to open this up to the public?

Vice Chairman Graceffo: I need a Motion to open up the meeting to the public. Do I have a Motion to move it to the public?

MOTION TO OPEN THIS APPLICATION TO THE PUBLIC: made by Mayor Mahler, seconded by Member Crilly. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Strobel, Slater, Crilly and Jordan

Vice Chairman Graceffo: Now the question is whether or not anyone is available on Zoom that has questions/comments on this application and this application only? Is anyone on Zoom who has any concerns about this application?

Let the record indicate that there has been no response. I'd like to have a Motion to Close the public hearing on this application.

MOTION TO CLOSE THIS APPLICATION TO THE PUBLIC: made by Councilman Cortellessa, seconded by Member Strobel. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Strobel, Slater, Crilly and Jordan

Vice Chairman Graceffo: I'd like to make a recommendation that we move this application for final approval and allow our attorney to present the Resolution on this first before we do that. Steve, are you ready to do that?

Attorney Veltri: Yes, I think so. I think it's fairly straight forward. This is an approval for a Final Site Plan for the Applicant to demolish the existing one-story bank building and construct a new two-story building consisting of approximately 11,484 square feet with attendant variances as outlined by Mr. Rubin. Those variances were approved along with two other variances in the Preliminary. The conditions would be subject to all the conditions in the Preliminary Site Plan Approval being approved. The only changes from the Preliminary are that the drive aisle is now 14' wide, rather than 12' wide, and that was a recommendation in the Preliminary Approval, and there is now a shed, which is shown at the rear of the site, to be used for maintenance equipment. Subject to any and all governmental approvals that are necessary and in compliance with Engineer Cristaldi's reports.

Vice Chairman Graceffo: Do I have a Motion to Approve the final approval on this resolution presented by our attorney?

MOTION TO APPROVE APPLICATION PB2020-11: made by Councilman Cortellessa, seconded by Member Strobel. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Strobel, Slater, Crilly and Jordan
Motion Carried

PUBLIC DISCUSSION: Vice Chairman Graceffo: I don't know whether or not if there is any other public available on the Zoom but, if there is someone available, we will ask them to speak up, if not, we move forward. Seeing none, hearing none.

RESOLUTION: None

VOUCHERS: submitted by Steven J. Veltri, Esq. for attendance at the November 19, 2020 Meeting in the amount of \$400.

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

BOARD DISCUSSION:

Vice Chairman Graceffo: Did the Members of the Board have a chance to review the letter on 5 Humbert Place. Has the Building Inspector been out to the property?

Mr. Hafner: It is on the agenda for him to go out on Monday.

Vice Chairman Graceffo: Has there been any permits issued in the last year for any of the construction that has been going on that property?

Mr. Hafner: There has been a permit issued for an addition on the house.

Vice Chairman Graceffo: What about the ice cooler to the side of the garage?

Mr. Hafner: We are going to look at that on Monday. Joe, the Zoning Officer, is going to be the first one that is going to respond because we have it as a zoning violation.

Vice Chairman Graceffo: There has never been any request for a building permit of any kind of any storage bin or refrigeration bin outside of the garage area?

Mr. Hafner: We just received the letter I think on Tuesday or Wednesday so we do have on the list to go look at it on Monday.

Member Slater: Is there a limit on the number of auxiliary buildings or sheds that you can have on a property?

Mr. Hafner: I don't believe that you have an Ordinance that limits the amount and I know that he did get permits to build the garage. The bigger question goes to, is it a permitted use in the residential zone. You are permitted to run a home based business, but I don't believe to this magnitude and that's what we are going to have to look at.

Vice Chairman Graceffo: Do we have any documentation as to what the magnitude of this business is? Obviously, if you have having refrigeration bin to the outside and you have bins outside and running water and stuff, it doesn't seem to be appropriate for a residential area.

Member Slater: I think he has gone beyond taxidermy and is processing deer especially. A lot of guys will go shoot a deer and have no idea on how to butcher or dress it out, and they bring it up to him (a) to get the hide off of it so he can do a mount and go from there and then they let the thing hang for a couple of days so the body heat dissipates in the animal and then, perhaps, butchering it. I don't want to say what he is doing, I don't mind, but that is the process. I know Bobby Segling in Pequannock does the same thing, but he has a slaughter house license so it's whole different operation.

Mr. Hafner: We are going to have a lot more information when we get to the site on Monday.

Vice Chairman Graceffo: We will be following it up at our next meeting. Thank You.

Councilman Cortellessa: I think it will be important that when you do that it's just not the physical structure of the ice box. This letter talking about washing animal carcasses into the roadways and blood into the roadways, that's an entirely different issue then just a physical structure. These issues need to be taken care of as well from a health safety perspective.

Mayor Mahler: That's a Health Department issue.

Mr. Hafner: Yes, and I believe the Health Department had been notified as well.

Councilman Cortellessa: The chemicals as well that are being used. We don't want to have an environmental issue there.

Mr. Hafner: Yes, I agree.

Vice Chairman Graceffo: Hopefully, we'll just continue to follow-up on this because it doesn't seem to be appropriate for the residential area that it is in.

Member Slater: I have one other question. I read through the County's letter on the Tilcon Application and they seem to have put into effect this Highland Rail Trail. In other words, whatever he is doing done there has to allow for access or curb cuts or what have you for the Rail Trail. We got a great big roll of plans we were supposed to have a review with them and never did and I just wonder is this thing a given?

Mayor Mahler: I believe that got a million and a half grant for that Rail Trail from Ringwood Avenue from Orechio Drive down to Union Avenue. I believe the County is going forward with it but, probably because of covid , they didn't this year. My understanding is they are moving forward with.

Vice Chairman Graceffo: Are you talking about the walking trail and the bike trail along Greenwood Avenue and the rail right-of-way?

Mayor Mahler: Yes, the rail right-of-way from Orechio Drive down to Union Avenue. I believe that was Phase I.

Vice Chairman Graceffo: Right and how did that impact with Tilcon? I'm sure the County had contract with them in reference to that.

Member Slater: We got a copy of a September 25, 2020 letter from the County of Passaic to Members of the Board and the bottom paragraph (b) in regards to the Highlands Rail Trail, the plans must include a note any impact to the trailhead shall be reconstructed in strict conformance with the approved Highlands Rail Trail Construction Plans. Like I said, we never got to voice an opinion and I don't even recall a public hearing on the thing and it seems like a go ahead.

Vice Chairman Graceffo: There have been public hearings on the Trail. They have had several.

Member Slater: Then it does eliminate any possibility of a North/South Ringwood Avenue construction. I guess it is over.

Vice Chairman Graceffo: Dan, the conversation of a North/South Ringwood Avenue has been deaf for how many years?

Mayor Mahler: At least 20 years.

Vice Chairman Graceffo: I think if we can get a trail plan, it might be the best thing this community could look forward to, to be honest with you.

Vice Chairman Graceffo: Any other questions from the Board? Motion to Adjourn?

MOTION TO ADJOURN AT 8:50 P.M.: Motion to adjourn meeting made by Member Slater, seconded by Member Crilly. Voting yes were Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Platt, Strobel, Slater, Crilly and Jordan

Jennifer A. Fiorito, Planning Board Secretary