

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

**October 21, 2021**

**REGULAR MEETING**  
**IN PERSON MEETING**

**Meeting called to order by Vice Chairman Graceffo with a salute to the flag at 8:04P.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 28, 2021, 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, and a copy thereof has been on file with the Borough Clerk**

**ROLL CALL: Chairman Gilbert Foulon, Mayor Daniel Mahler, Members Charles Strobel, David Slater, Jack Crilly, Jack Jordan and Donald Pasquariello**

**PRESENT: Attorney Steven Veltri**

**ABSENT: Vice Chairman Joseph Graceffo, Members Kevin Platt and Member Mary Leonard and Engineer Michael Cristaldi**

**MINUTES: from the September 16, 2021 Meeting.**

**MOTION TO APPROVE: made by Member Strobel, seconded by Member Slater. Voting yes were Mayor Mahler, Members Strobel, Slater, Crilly, Jordan and Pasquariello  
Chairman Foulon abstained.**

**COMMUNICATIONS/REPORTS: None**

**APPLICATION STATUS: Nothing New**

**Councilman Dominick Cortellessa arrived at 8:06pm**

**NEW BUSINESS APPLICATION: Triborough Plumbing Supply**

**Property Owner: 1438 Ringwood Avenue, LLC, Pompton Lakes, NJ**

**Property Address: 1438 Ringwood Avenue, Haskell, NJ  
(Old Pompton Millworks Building)**

**Business Owner: Emmanuel Skoullou, 79 Weinmanns Boulevard, Wayne, NJ**

**Applicant, Emmanuel Skoullou, would like to purchase the property and is before the Board to get approval for the New Business.**

**Applicant: I would like run a local plumbing supply. I own a large plumbing company and it would go hand and hand with it. I run the business with my three brothers-in-law and we are trying to expand.**

**Chairman: Like a Ferguson's?**

**Applicant: More like a Signac or Henry's, a mom and pop shop.**

**Chairman: What are you going to do with the building?**

**Applicant: What was already proposed. I don't know if you saw anything that they tried to do. The building is in disarray and the most recent owner attempted to do the repair.**

**Chairman: Apparently, the owner way over stepped his bounds on what he got a building permit and what he tried to do. Are you the owner of the property now?**

**Applicant: No, I am trying to purchase it. I am trying to get a feel if it is also worth me purchasing and build out what he tried to do.**

**Board Secretary advised the Applicant that the present owner made application to the Board of Adjustment so the Planning Board has never seen any drawings or plans on this property.**

**Chairman: What of the building would you try to save?**

**Applicant: I would like to keep the footprint. They did a footing repair and they built a foundation through the existing building plus there was property that was being used that didn't have an existing foundation that they extended out to make like a loading dock area; like a two bay garage. I'd like to finish that foundation as is and build it out. So it would be existing structure, more or less. It would be two stories high, maybe the second story would be built up just a little bit more to get so that I would have a showroom upstairs with offices and storage. The entire first floor would be what you'd normally see as a supply house, with a counter, people walk in, shelves for plumbing fixtures and supplies. The issue with the building is the loading dock area that he tried building out, the two garages, I believe he was using it at that time without an actual footprint and he built a footprint. If I can't build out that footprint, I'm not going to be able to build the supply house. I was trying to get maybe a rough idea, or temperature in the room, in regards to if you guys didn't want that to happen.**

**Mayor Mahler: You need a loading dock.**

**Applicant: Right. I mean you can get away without having a loading dock. Wallington Supply in Wayne does not have a loading dock. I want a loading dock and that building, the way it is structured with two floors and the size of it, it's not that big. In order to have a large amount of material, that loading dock would be essential for that.**

**Member Strobel:** How would you get to the loading dock?

**Applicant:** It's in the back as part of the property and there is more than enough room to be able back there.

**Attorney Veltri:** I want to clarify something on the record and I want to be sure you understand. You are here tonight to get approval for a New Business Application. You submitted a survey and somebody drew in a loading dock. We are not approving this loading dock tonight. I don't want there to be any confusion that we are giving you approval for a new business with a loading dock. We are not.

**Applicant:** I completely understand that.

**Attorney Veltri:** With that, you can ask questions, get a temperature, but I want to be sure, because when somebody submits a drawing with an application and somehow it is approved, months later they start pointing to it and I'm going to point to the Minutes saying this loading dock is not part of this application.

**Applicant:** To make this more clear, I completely understand and completely know exactly what you are saying. I agree with you. This is my first step. I have already contacted a Land Use Lawyer and I already have that in the works depending on how this meeting goes from the feel that I get.

**Attorney Veltri:** One other thing I want to mention, I'm not sure want variances, if any, are triggered by the loading dock. But if the application somehow is before the Board of Adjustment, we are the Planning Board, if they have jurisdiction because of a D Variance, a Use Variance, or a height variance, we are never going to see the application. It is going to go back before the other Board. Regardless of what we say tonight, they can have a different opinion if they have jurisdiction. I don't want you confused.

**Applicant:** I am not. I've kind of gone through all the steps with a Land Use Lawyer and this is a just one step in what sounds like is going to be a sixty day process. Once I leave here, I'm going to have a conversation with the owner and then we are going to go from there.

**Attorney Veltri:** I'm going to stop talking. I just wanted to clarify where we were.

**Applicant:** I have already gone through variance processes before and other things of this nature, so I just want to gauge if this is worth the next step.

**Chairman:** Is this going to be retail or is it going to be a warehouse?

**Applicant:** Retail. It is going to be your typical supply house.

**Chairman:** Is it a permitted use, Mike?

**Mr. Hafner:** Retail in that zone is a permitted use.

**Attorney Veltri:** I agree.

**Applicant:** It kind of goes with what's already there. There's already Braen and a pool supply store. A plumbing store would fit the area.

**Applicant:** I don't know if this is an issue or not, there are houses next store. I know they are in Pompton Lakes. Do they get notified at some point with this process?

**Attorney Veltri:** Yes, anyone within 200', whether they are in Wanaque or not, gets notified.

**Chairman:** I definitely feel something has to be done there because it is one big eyesore right now. Let's talk about some of your traffic. How many trucks will be coming in and out.

**Applicant:** At first nothing. It's going to take me awhile to do this. I'll build out the project very quickly. The reason why it works for me is I have a large plumbing company. I purchase a ton of plumbing material. My plumbing company can keep this thing afloat until I build up business. I already have numerous other people that work in other supply houses that are going to come with me at some point, but I do not see this turning into a major area where people come in and out. But at some point, I'd like for it be like what you see when you drive by Wallington Plumbing Supply or on Route 23 and drive by Signac Plumbing Supply. You see people come in and it's mostly plumbers coming in and purchasing and then there will be a couple of homeowners here and there that'll look in the showroom. I don't think too large of traffic.

**Member Crilly:** How many parking spaces do you have on site?

**Applicant:** That rudimentary drawing that I did, I'm assuming I can get up to about 15 without any issues on the right side. Right now there is nothing there. It is a condemned property, there is barely any asphalt there and no markings.

**Attorney Veltri:** How many employees are going to be on site?

**Applicant:** I am looking at five or six in the beginning.

**Attorney Veltri:** Is there enough parking for your employees?

**Applicant:** That's the front actually. So the front of the building has a section of it where you can make parking and I think that is where they parked originally.

**Chairman:** You will put in new asphalt and line the parking lot.

**Applicant:** This is an assumption but I'm assuming the County is going to make me do a tremendous amount of work like sidewalks probably, other things.

**Attorney Veltri:** That's for the next application; this is for the new business.

**Applicant:** I understand. I'm implying that there is going to be more asphalt, there's going to be sidewalks and I'm sure there's going to be something in regards to some kind of a guardrail or something to close up the right side.

**Attorney Veltri:** I think what the Board wants to hear and know is that, if we approve a New Business Application for this use, you are going to have enough off street parking to accommodate the use for employees and customers.

**Applicant:** I don't think I'm going to need off street parking to accommodate anyone. For instance, if we go to Signac Plumbing Supply and there is no parking and you can see it, they leave. You can't park. There is enough parking on the right side that should accommodate. For example Signac Plumbing is a mom and pop shop and the most you see in there are two families doing like a walk through for plumbing fixtures. You never see anyone more than that. In regards to the showroom, sometimes during a flood or a crazy heating season, they usually get overwhelmed in the morning, but never more than seven or eight trucks at a time during the worst of it. So I don't think the parking is as essential. I'm not saying at some point maybe if I did grow and I had more and more employees.

**Member Crilly:** Your regular plumbing business with your in-laws, how many trucks do you have.

**Applicant:** Currently nine.

**Member Crilly:** Where would you park those?

**Applicant:** Those will never be there. I just signed a new lease and have another four years at my present location.

**Member Crilly:** You have a separate property so that particular operating business.

**Applicant:** I have two other properties actually. I have a storage facility that I keep a lot of stuff in.

**Member Crilly:** So basically the nine trucks from your core business would just be off this property.

**Applicant:** I have no intention of putting any of my vehicles there. It also doesn't look good to have my plumbing company at my own supply house.

**Member Crilly:** So it is purely retail with a showroom upstairs to try and generate business.

**Member Slater:** The word retail came up. It is more wholesale then retail.

**Applicant:** It is retail to plumbers. It's not really wholesale.

**Member Slater:** Selling to a plumber, I wouldn't consider that retail because he is going to mark it up to the customer.

**Applicant:** You are not allowed to wholesale. As a plumbing company, I am not allowed to buy directly from any supplier. I have to have a supply house. No rep will sell to me unless I build out an actual location.

**Member Slater:** I don't think the plumber is going to buy from you at a retail level. The person off the street will be it retail. The retail traffic is not going to be a major aspect.

**Mayor Mahler:** Sure they will.

**Applicant:** I'm going for plumbers. I am trying to do something similar to Wallington Supply does. Their brothers and they started their own store and it took off and they have four or five locations. I'd like to do the same.

**Member Jordan:** Can I walk in and buy washers?

**Applicant:** Yes, that's pretty much what we are going to be selling.

**Chairman:** That's retail.

**Member Slater:** How close to the property line with this loading dock? I'm questioning our people, like Mike, not you.

**Applicant:** More or less I think the back end of the building, that's not part of the loading dock park, is 2' or 3' off the corner of the property. As you go away from that corner, you get lesser and lesser off the property line. I have the survey and drawings if you'd like.

**Member Strobel:** The survey says 26' and I thought you said a few feet from the corner.

**Applicant:** I was talking about the back side. The right side is 26'. The back left corner, I think, is under 3'.

**Chairman:** All I'm interested in is whether it's a permitted use or not. That is all we are here for tonight. I think it is a permitted use. It is retail. I'll entertain a Motion To Approve it as a plumbing supply store. However, nothing is to be done to the building until we see a Site Plan; no dock, no nothing.

**MOTION TO APPROVE NEW BUSINESS APPLICATION: made by Member Jordan, seconded by Member Pasquariello. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Strobel, Slater, Crilly, Jordan and Pasquariello**

**DISCUSSION:**

**Mr. Hafner:** I will tell you that I did speak to that Applicant at great length to let him know the process and to let him know two things. One is he was here for the New Business Application only to determine it did not require a D Variance. Second, I let him know without question he was going to be back before this Board with an Amended Site Plan and probably with requests for C Variances for the building and its proximity to the property line because the owners did overstep their bounds when they started to build that footing and foundation wall. He was well aware of that. His biggest concern was whether or not it was an approved use, and we issued him he wouldn't have an issue with that, and he wanted to get a feel from the Board about the loading dock and proposed building setup.

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

**RESOLUTION: None**

**VOUCHERS: submitted by Steven J. Veltri, Esq. for attendance at October 21, 2021 Meeting in the amount of \$400.**

**MOTION TO APPROVE VOUCHER: made by Member Crilly seconded by Councilman Cortellessa. Voting yes were Chairman Foulon, Mayor Mahler, Councilman Cortellessa, Members Strobel, Slater, Crilly, Jordan and Pasquariello**

**MOTION TO ADJOURN AT 8:24 P.M.: made by Member Slater and carried by a voice vote.**

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**Jennifer A. Fiorito  
Planning Board Secretary**