

PLANNING BOARD MINUTES

October 17, 2019

REGULAR MEETING

Salute to Flag: 8:00pm

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 January 30, 2019, 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: Chairman Gilbert Foulon, Vice Chairman Joseph Graceffo, Mayor Daniel Mahler, Members Kevin Platt, Charles Strobel, David Slater, Jack Crilly and Jack Jordan. Councilman Cortellessa arrived late.

PRESENT: Attorney Steven Veltri

ABSENT: Members Donald Pasquariello and Mary Leonard and Engineer Michael Cristaldi

MINUTES: September 19, 2019 Meeting

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

COMMUNICATIONS/REPORTS: None

APPLICATION STATUS: Nothing New

NEW BUSINESS APPLICATION: GEO World Class Pools, LLC

Property Owner: Scotch 22 LLC, 301 River Road, Clifton, NJ

Property Address: 1438 Ringwood Avenue, Haskell, NJ

New Tenant: George Figliolino, 27 North Legion Street, Pompton Lakes, NJ

Dana Fiorella represents the landlord of the building, Scotch 22 LLC.

George Figliolino is the proprietor of the pool business.

Mr. Figliolino advised the Board that he wants to open up a pool store. I have been in the business for 45 years, and this building became available to rent.

Chairman Foulon commented I am aware of the business and we met.

Chairman Foulon: Any questions of the applicant?

Mayor Mahler questioned you were in Pompton Lakes before Haskell?

Mr. Figliolino answered the address was out of my home in Pompton Lakes.

Chairman Foulon commented I stopped by there and had a very nice meeting with the applicant and he is doing a very nice job fixing the place up. Nothing will be stored outside. I see no reason to deny this application and I'll enter a Motion to Approve.

MOTION TO APPROVE NEW BUSINESS APPLICATION: made by Member Strobel, seconded by Vice Chairman Graceffo. Voting yes were Chairman Foulon, Vice Chairman Graceffo, Mayor Mahler, Members Platt, Strobel, Slater, Crilly and Jordan.

Chairman Foulon, directing his comments at Dana Fiorella, stated you have two businesses running there. I stopped in and saw the other business, which is not allowed. You are not allowed to have two businesses out of the same building.

Ms. Fiorella questioned that is On Site Equipment?

Chairman Foulon answered yes. I understand a Notice to Vacate was given.

Ms. Fiorella answered I was not given notice, perhaps they were. I did receive a phone call last week and they said they were giving him seven days or they were going to issue us a violation. The tenant did tell me he did go down to the town and filled out the necessary paperwork, but after I spoke to the town, I found out he did not. I will reach out to him first thing in the morning.

Chairman Foulon commented the other thing is I believe the parking lot should be repaved. It is a mess, pretty bad. You, as the property owner are responsible for that. If you could do that, it would be greatly appreciated.

Ms. Fiorella answered absolutely and also for insurance liability.

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

RESOLUTIONS: Application #PB2019-06 – Tilcon New York, Inc.

Attorney Veltri: This was a Denial of the Preliminary & Final Site Plan Approval to permit the construction of an access road to connect from their quarry, the Tilcon Quarry, in Pompton Lakes from the Wanaque border down to the intersection of Lake Avenue and Susquehanna Avenue which leads to Union Avenue with an attendant deviation from the ordinance and for a waiver. The Board voted 5 to 4 to deny that application at our September Meeting and the Resolution has been distributed to all the Members. The reasoning and the reasons for the denial are set forth in the Resolution as distributed previously this week. That is the Motion.

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

VOUCHERS: submitted by Steven J. Veltri, Esq. for the Tilcon New York, Inc. Application in the amount of \$1,462.50; and attendance at the September 19, 2019 and October 17, 2019 Meetings in the amount of \$800; and submitted by Alaimo Engineering for the Theresa Application in the amount of \$285; for the Huber Application in the amount of \$285; for the Crown Castle Application in the amount of \$380; and for attendance at the May 16, 2019 and June 20, 2019 Meetings in the amount of \$400.

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

DISCUSSION: Mike Hafner, Construction Official of the Borough of Wanaque, advised the Board that he spoke to the County Planning Board and they want to/need to appear before the Board for their upcoming project, which is the path that is going from Union Avenue to the Reservoir Dam. I made a copy of the proposed plan and I know many of you have been at the public meetings but they are looking to come to the Board in December for any recommendations. The MLUL makes a provision for this for you to see their application. It is what they call a “courtesy review”.

MOTION TO ADJOURN AT 8:10 P.M.: Motion to adjourn meeting made by Member Platt, seconded by Member Strobel. Motion carried by a voice vote.

Jennifer A. Fiorito, Planning Board Secretary