

**REGULAR MEETING**

Meeting called to order by Chairman Gilbert Foulon with a salute to the flag at 8:00P.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 27, 2022, 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, a copy thereof has been on file with the Borough.

**ROLL CALL: Chairman Gilbert Foulon, Vice Chairman Joseph Graceffo, Mayor Daniel Mahler, Members Kevin Platt, David Slater, Jack Crilly, Jack Jordan and Mary Leonard**

**PRESENT: Attorney Steven Veltri**

**ABSENT: Councilman Dominick Cortellessa, Members Charles Strobel and Donald Pasquariello and Engineer Michael Cristaldi**

**MINUTES: from the September 15, 2022 Meeting.**

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

**Chairman Foulon: We have three (3) Resolutions from the Mayor & Council which are going to be tabled until the December 15, 2022 Meeting. Anyone in the audience here for that, I just want you to know that they will not be discussed tonight.**

**COMMUNICATIONS: None**

**APPLICATION STATUS: No New Applications**

**NEW BUSINESS APPLICATION: Sunrise Cafe**

**Property & Business Owner: Abide & Nezla Kabakci, 43 Howard Street,  
Pompton Lakes, NJ 07442**

**Property Address: 566 Ringwood Avenue, Wanaque, NJ 07465**

**Abide & Nezla Kabakci, husband and wife, appeared on behalf of this New Business Application. Their home address is 43 Howard Street, Pompton Lakes, NJ. They brought the building at 566 Ringwood Avenue in October of 2021.**

**They are hoping to be able to open breakfast place; coffee, breakfast sandwiches, cold cuts.**

**Chairman: What was there before?**

**Mrs. Kabakci: I believe at one point there was a bakery, a hair salon and a tutoring business. We are hoping to serve you guys coffee every morning.**

**Vice Chairman: Is there apartments upstairs in that building.**

**Mr. Kabakci: Yes sir.**

**Vice Chairman: How many apartments are there in the building?**

**Mr. Kabakci: Two (2).**

**Vice Chairman: With the parking you have there, do residents park in those spots.**

**Mr. Kabakci: No one parks there. They residents use the bus in the morning, or uber to work. No one parks there. Tenants don't have any cars. So there are eight (8) spaces behind the building.**

**Mrs. Kabakci: We are starting small for now just to see how the business goes. We've been trying to rent out and we haven't been successful so we are trying to see if we can open up something ourselves.**

**Mr. Kabakci: Mostly a grab and go place. If you want to stay there, maybe ten (10) people that could be in there at the same time.**

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

**NEW BUSINESS APPLICATION: Livery Service**

**Property & Business Owner: Staljon Spiro, 7 Brook Street, Unit 1, Haskell, NJ**

**Property Address: 7 Brook Street, Unit 1, Haskell, NJ**

**Staljon Spiro appeared on behalf of this New Business Application. His home address is 7 Brook Street, Unit #1, Haskell, NJ.**

**Chairman: What are you going to be doing here?**

**Mr. Spiro: I am working with Uber and have a bigger sports utility vehicle and I need to get a Limousine Plate.**

**Chairman: What's the zoning?**

**Mayor: He is working out of his residence, which is a condo.**

**Vice Chairman: How many cars are you planning on having?**

**Mr. Spiro: Just one (1) car.**

**Vice Chairman: There is not much parking around there.**

**Mr. Spiro: The driveway is mine.**

**Vice Chairman: Because it is a condo association, you have one (1) spot.**

**Mr. Spiro: Yes.**

**Vice Chairman: How many cars do you, yourself, own?**

**Mr. Spiro: I have two (2) cars, but I only need one (1) for the limousine. We an agreement with other people that I can park the other car.**

**Attorney Veltri: Did you submit a copy of that agreement to us.**

**Chairman: Yes, I have a copy with mine.**

**Mr. Spiro: Yes.**

**Attorney Veltri: You are Unit 1?**

**Mr. Spiro: Yes.**

**Attorney Veltri: What I have is an agreement and where circled it says: "Unit #1 shall be entitled to directly accessible onsite parking for one (1) vehicle separate from the rear Structure. So you live in Unit #1?"**

**Mr. Spiro: Yes.**

**Attorney Veltri: So you have one (1) space as Commission Graceffo just asked you, right?**

**Mr. Spiro: Right.**

**Attorney Veltri: In addition to the one vehicle you have, you are asking for a second vehicle?**

**Mr. Spiro: No, just one (1).**

**Attorney Veltri: Just one (1), okay.**

**Chairman: My question is it's a Business Application, is it Business Zoned?**

**Attorney Veltri: You are not running the business out of the house. The business is your limousine that you are going to take out of the driveway and drive people around.**

**Mr. Spiro: Right.**

**Mayor: These limo drivers run their business out of their cell phones.**

**Attorney Veltri: Right, it's not really a business for the house. His car is going to be parked in the driveway. You are not seeing customers at the house.**

**Mr. Spiro: No, I am just using my car to drive.**

**Vice Chairman: The only concern I would have would be that there is limited parking on the property and it is very tight. Obviously, there is parking on the street with part**

residential and part business across the street with some industrial building/warehousing there. The only question I would have would be that he has one (1) limo car/Uber car and that it has to stay at that. We don't want to see then two (2) or three (3) cars there a month from now. It should be limited to one (1) car.

Chairman: I think we'll put that in our approval and limit it to one (1) car.

Attorney Veltri: Do you have any objection to that – one (1) car?

Mr. Spiro: Yes, just one (1) livery car.

Chairman: I will entertain a Motion For Approval subject to the parking of only one (1) car.

Member Slater: What about a personal vehicle?

Vice Chairman: He has a personal vehicle.

Chairman: One (1) livery vehicle; that's what we are limiting it to.

Member Slater: And no personal vehicle? Because there is something here there is a structure at the back that says, if he cleans it out, he can park in there.

Chairman: That's a condo problem, not ours.

Vice Chairman: Right now, what we are saying is, we are only limiting it, for a Business Application, just to one (1) livery car and nothing more.

Mr. Spiro: Yes, I need only one (1).

Chairman: If he brings in six (6) personal cars, that is the condo's problem.

**MOTION TO APPROVE LIVERY SERVICE BUSINESS LIMITED TO THE USE AND PARKING OF ONE (1) LIVERY VEHICLE ONLY:** made by Member Crilly, seconded by Member Jordan. Voting yes were Chairman Foulon, Vice Chairman Graceffo, Mayor Mahler, Members Platt, Slater, Crilly, Jordan and Leonard.

**DISCUSSIONS:**

**MAYOR & COUNCIL RESOLUTION #133-0-2022**  
**RESOLUTION COMMENCING NEIGHBORHOOD REVITALIZATION BY  
ALLOWING RESIDENTIAL AREAS ALONG RINGWOOD AVENUE OF THE  
BOROUGH OF WANAQUE TO BE CONSIDERED AN AREA IN NEED OF  
REHABILITATION**

**This Matter was Tabled to the December 15, 2022 Meeting.**

**MAYOR & COUNCIL RESOLUTION #141-0-2022**  
**RESOLUTION FINALIZING THE REDEVELOPMENT OF THE LAKESIDE MANOR  
AREA BY REQUESTING THE WANAQUE PLANNING BOARD TO DETERMINE  
WHETHER BLOCK 200.20, LOTS 1 THROUGH 48 IS AN AREA IN NEED OF  
REDEVELOPMENT AND CONDEMNATION PURPOSES AS DEFINED  
IN N.J.S.A. 40A:12A-1, ET SEQ.**

**This Matter was Tabled to the December 15, 2022 Meeting.**

**MAYOR & COUNCIL RESOLUTION #142-0-2022**  
**RESOLUTION FINALIZING THE REDEVELOPMENT OF CERTAIN SINGLE-  
FAMILY DWELLINGS SITUATED ON MOUNTAIN LAKES DRIVE BY  
REQUESTING THE WANAQUE PLANNING BOARD TO DETERMINE WHETHER  
BLOCK 200.19, LOTS 1 THROUGH 13 IS AN AREA IN NEED OF REDEVELOPMENT  
FOR CONDEMNATION PURPOSES AS DEFINED IN N.J.S.A. 40A:12A-1, ET SEQ.**

**This Matter was Tabled to the December 15, 2022 Meeting.**

**RESOLUTIONS:**

**PB2022-07 – Chabad Jewish Center**

**Attorney Veltri:** The Resolution I believe was circulated but this was for an Amended Site Plan Approval for the installation of an ADA accessible ramp system into the basement of the structure. At the September 15<sup>th</sup> meeting it was approved by the Board by an 8-0 vote and the Resolution describes the system. The only conditions were the representations and stipulations of the Applicant were true and accurate, that they comply with the Wanaque Borough Engineer's Report dated August 25, 2022 and that they comply with any and all conditions set forth by the Passaic County Planning Board in their correspondence dated August 12, 2022. That Motion was introduced by Member Crilly and seconded by Councilman Cortellessa at the September Meeting.

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

**PB2022-08 - Above All Services LLC d/b/a tri Borough Plumbing Supply**  
**Resolution Held Until December 15, 2022 Meeting**

**Attorney Veltri:** I did not prepare a Resolution for that approval. I wasn't at the September Meeting but I did look very carefully at the Application and the Minutes that Jennifer prepared. I did not prepare the Resolution for two reasons: (1) I checked as of yesterday and we did not receive any architectural plans from the Applicant, which I know the Board wanted to see and that was a stipulation of approval; and (2) We did not get an updated from the County Planning Board and there was an issue regarding the driveway and the entrances and exits so I did not feel like I wanted to prepare a Resolution and then have to re-do it multiple times until those conditions were either met or we had some evidence that they were being complied with. We did notify the Attorney that there would be no Resolution tonight. He is hopefully going to keep us updated as to the status, but at the December Meeting, I will prepare something just so it doesn't lapse into a new year with a potentially new Board.

**PUBLIC DISCUSSION:** Anyone in the audience wishing to address the Planning Board on any Planning Board matter please step forward and state your name and address?  
Let the record show no one came forward.

**VOUCHERS:** submitted by Steven J. Veltri, Esq. for the Chabad Jewish Center Application in the amount of \$525 and for attendance at the October 20, 2022 Meeting in the amount of \$400.

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

**Board Secretary Advised the Board Members and the Public that the December Meeting is Thursday, December 15, 2022, at 8pm.**

**Chairman Foulon Advised the Board Members and the Public that there will be no November Meeting because of the League of Municipalities.**

**MOTION TO ADJOURN AT 8:20P.M.:** Motion made by Member Slater, seconded by Member Leonard, and carried by a voice vote.

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**Jennifer A. Fiorito, Planning Board Secretary**