

REGULAR MEETING

Meeting called to order by Mayor Daniel Mahler with a salute to the flag at 8:35 P.M.

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 13, 2013 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.

ROLL CALL: Mayor Daniel Mahler, Councilman Dominick Cortellessa, Members Kevin Platt, Mark Reuter, Eugene Verba and David Slater

PRESENT: Attorney Steven Veltri and Engineer Michael Cristaldi

ABSENT: Chairman Gilbert Foulon, Vice Chairman Joseph Graceffo and Member Michael Ryan

MINUTES: from the August 15, 2013 Meeting

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

COMMUNICATIONS REPORT: None

NEW BUSINESS APPLICATION: Crete Concrete Construction

Property Owner: Robert E. Biggio

Property Address: 819 Ringwood Avenue, Haskell, NJ

New Tenant/Owner: Rockport Concrete & Masonry LLC,
38 Rockport Road, Wantage, NJ 07461

Peter Soldano, current owner of Rockport Concrete & Masonry, LLC and Crete Concrete Construction stated that we are a foundation contractor and build residential homes. We will not be pouring concrete on site. I also have a yard at 1141 Ringwood Avenue, Haskell. It is about a 68 x 120 yard where I park my pick-up trucks, occasional excavating equipment and my form trucks. The way my company works is that my guys show up in

the morning, they get into company trucks and leave and at the end of the day they come back and park the trucks in the yard. The new location is basically a storage yard and the garage would be for service.

Mayor Mahler questioned how many trucks do you have that go out in the field with the guys? Applicant stated about 15 to 16 trucks every day. We have 15 employees between concrete pumps, 3 crane trucks, dump trucks. When I say 15 trucks, I have 15 employees so sometimes only 3 trucks leave and the rest are parked. If they are going to different jobs, the worst case scenario is 15. Sometimes there is more than one employee on a truck. I brought the business from my family three years ago and we have been in Ridgewood since 1946 in the same location. When I relocated to Wantage, it was just too far to transport all the trucks so I am renting the yard in Haskell. The idea of buying the Lakeland Redi-Mix property is that it is an ideal location to park my equipment. It would be a fully secured, fenced in lot with security cameras since my equipment in Haskell was robbed over a year ago.

Mayor Mahler questioned how big the property was? It is $\frac{3}{4}$ of an acre.

Engineer Cristaldi questioned where the forms were stored, on the trucks? Applicant answered yes. My forms are all in cages. We use crane trucks that set them in the foundation hole. Right now I am confined to a 68 x 120 location where everything fits and this is about $\frac{1}{2}$ of the size of the Lakeland Redi-Mix property.

Councilman Cortellessa questioned how many parking spaces are there for all the vehicles? Applicant stated the storage spot is over double what I have been using in Haskell for over the past two years. The new parking/storage area is level and all gravel, not paved, and with no marked spaces.

Engineer Cristaldi stated it is not really just the forms, it is all the vehicles. Applicant stated the property would be used as an equipment storage yard and he has one concrete pump truck, three flatbeds that have a knuckle boom on the back of them, pick-up trucks and equipment trailers.

Engineer Cristaldi stated he doesn't know if a storage yard is a permitted use in this zone. Applicant responded that it would be similar to the business presently operating next door.

Attorney Veltri questioned if the Applicant had ever been before this Board for the business in Haskell? Applicant responded no.

Attorney Veltri stated, as a Board, we have to determine if it is a permitted use and does the Board want a site plan to show where all these vehicles are going to fit on the property. Attorney Veltri questioned where do your employees park their vehicles? Applicant stated that right now we typically have five vehicles that would be parked inside the gate. It is basically a storage lot and there are no designated parking spots because equipment is always moving around.

Attorney Veltri stated that this Board has to make sure that there is enough room to park everything even though you are telling us that there is no problem. I think the Board

normally likes to know where the vehicles are going to fit onto the property and if you have enough spaces for the number of vehicles you just mentioned?

Councilman Cortellessa questioned if they will still have the same volume of usage that they presently have in the Haskell location? Applicant stated absolutely. My company is not growing. I am looking to purchase this property and not rent anymore; however, I would keep the rental property for a few months until I transitioned to the new location. I would be the owner of both the property and the business.

Attorney Veltri stated I think the board members would like to see what you have now and what you intend to move over to the new property and possibly see a site plan of some sort to see how the vehicles will fit onto the property.

Engineer Cristaldi questioned if they would be doing maintenance on the vehicles onsite? Applicant stated occasionally and we would put the vehicle in the garage. We do not have a full-time mechanic on staff. The garage is 30x40.

Mayor Mahler questioned if the area was fenced-in now? Applicant stated no, but that his intention is to put up a six-foot stockade fence around the lot and put in security cameras.

Councilman Cortellessa questioned what is the volume of trucks that come out of your present site? What I am thinking about is the impact of traffic, especially since there is a school right there and why we may need some additional information. Is Atlas coming out and returning at the same time of the day as your trucks? Applicant stated that we are talking about three/four pick-up trucks pulling out at 6am and maybe returning at 4pm or 5pm. I may leave the property once or twice during the middle of the day. We are not in and out all day long. My crane truck would leave the yard, go to a site and stay there for about two weeks and then come back to the yard. I would probably have about 5 pick-up trucks come in and out of the site every day. My employees, who carpool, will show up about 6am, park and take a company vehicle. My foreman usually drives a company truck. If you went over to my present site today, I have two pick-ups and two flatbeds, a concrete pump and concrete forms in an enclosed fenced-in lot. If you come by tomorrow morning when everyone is working, there would be four cars parked next to the gate, and the pick-up trucks in the lot are gone and maybe the concrete pump and that is a very tight site. Anyone is welcome to go look at the site. Everything is neat, clean and stacked in its appropriate spot. We take a lot of pride in keeping everything organized.

Attorney Veltri asked what are the hours of operation? Applicant stated we work 7:30am to 3:00pm in the field so typically the men would show up for work around 6am and return back anywhere between 4:00pm and 6:00pm depending on the job and job location. My office hours are Monday through Friday 7am until 5pm.

Attorney Veltri stated your business hours are really 6am until 6pm. Applicant stated that there are some days we will be back at 4pm and some days 6pm.

Attorney Veltri asked how many days a week do you work and any Saturdays? Applicant stated Monday through Friday and maybe some Saturdays since it is seasonal work. In the

winter you may only work four days a week, but in the summertime you could work Saturdays.

Mayor Mahler questioned that the form trucks also go to the job site and stay there and will not be out on the road every day? Applicant stated absolutely.

Will you be bringing concrete back to the site? Applicant stated absolutely not. We are a poured foundation contractor and we build homes. Our trucks are cleaned 30 minutes after we are done with the concrete in our pumps. We do not have any cement mixer trucks.

Member Reuter made a comment that we will be experiencing the exact same traffic we are experiencing today, only it will just be moving up Ringwood Avenue to a new spot. So we are all experiencing this traffic today? Applicant stated correct.

Attorney Veltri asked the Applicant if he intended to pave the lot? Applicant stated maybe down the road. Right now there are no funds available for that. Right now it is a concrete driveway going in about 40 feet. The driveway width is the whole front of the lot approximately 132 wide and we are not going to change the curb cut.

Engineer Cristaldi is concerned about a gravel lot. If there is a lot of traffic in and out, you could start kicking stone out onto Ringwood Avenue, which is a County road, and the County usually makes you pave a certain portion. Applicant stated he has a gravel lot now and if you were to visit, there is an apron right at my gate and you would be hard pressed to find dirt on the concrete apron. None of my debris goes out anywhere.

Attorney Veltri asked about signs on the building? Applicant stated we would apply for a company sign over the door.

Engineer Cristaldi asked if they had a survey of the property and would you be able to layout where you would be storing your equipment and putting parking spaces. Applicant said he had the survey and he would do that. Attorney Veltri would also like to have the storage area noted and mark where the fence is going.

Attorney Veltri asked other than the vehicles that you mentioned, will there be any other outside storage on site? Applicant stated yes; my forms and lumber. We use aluminum panels, western forms, but occasionally we do build plywood forms. I have lumber trailers that we stack our forms, footing lumbers and things like that. We do move around these materials with a forklift. Most of our forms are built on the job site especially because of transportation costs, but if we had to, we would build them outside at this location.

Attorney Veltri stated our main concern is if this is permitted use because, if not, you will have to go to a different Board. Engineer Cristaldi stated that, if you look at making forms, this could become light manufacturing.

Mayor Mahler stated he is not selling the forms; he is making them for his own use.

Engineer Cristaldi stated it is in a B Zone and that is usually general business. It doesn't particularly say "storage yard".

Mayor Mahler stated that the Board should visit the current site and the future site, especially since we didn't realize you were down the street. If you had put Haskell on the New Business Application, we probably would have gone down to look at the site before the meeting and maybe made your life a little easier. Member Slater stated he has been at the Haskell property and has no problem with his set-up there.

Applicant said he will mark out the areas on the survey of the property and deliver it to the Board before the next meeting. He also advised that the property is going to be Rockport Concrete, but the daily operation is going to be Crete Concrete Construction.

This Business Application has been carried to the November 21, 2013 meeting.

APPLICATION STATUS: Engineer's Report – RSK Development

Engineer Cristaldi stated about ten years ago we approved some units up on Mountain Avenue, subject to the applicant getting approvals from the DEP and Highlands. He finally got the approvals, but they made him pear- down the project a little bit. They don't want two or three bedroom units; only one or two bedroom units. He has the same number of units (18), but they are a little smaller, and he would be doing the same improvements. The question is, after ten years do we still have a site plan that we can amend? Attorney Veltri is going to have to talk to the applicant's attorney about this.

Attorney Veltri stated he did receive a call from the Borough Attorney today. This is a very old application that was in front of the Planning Board in 2003. Essentially, Mike is reviewing this application from an engineering point of view. The Borough Attorney is going to get me some materials and I did get some additional information tonight so I can review what has occurred and see where we are at from a legal point of view to see what is active and what isn't, and then I will be able to report between now and the next meeting and notify the applicant. Quite frankly, I don't have an opinion tonight because it is so old I haven't had a chance to look at the journey the applicant has been through the last ten years.

PUBLIC DISCUSSION: None / No one came forward.

RESOLUTION: None

VOUCHERS: None

MOTION TO ADJOURN AT 9:10 P.M.: made by Member Reuter, seconded by Member Verba. Motion carried by a voice vote.

Jennifer A. Fiorito
Planning Board Secretary