

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, Councilman Dominick Cortellessa, Members Charles Strobel, David Slater, Jack Crilly and Jack Jordan

PRESENT: Engineer Michael Cristaldi

ABSENT: Members Kevin Platt, Donald Pasquariello and Mary Leonard and Attorney Steven Veltri

MINUTES: from the June 16, 2022 Meeting.

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

APPLICATION STATUS: No New Applications

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

Tabled – No one showed up on behalf of the business.

NEW BUSINESS APPLICATION: Hair & Nail Salon

Business Owner: Olga Liz, 38A Iozia Terrace Elmwood Park, NJ

Property Owner: Haskell Towne Center, 6305 Kennedy Blvd, North Bergen, NJ

Property Address: 1069 Ringwood Avenue, Haskell, NJ

Franklin Soto, Esq., 3 Garrett Mountain Plaza, Woodland Park, NJ also appeared with the Business Owner, Olga Liz.

Attorney Soto advised that the business was located in the Haskell Town Center on the first floor where the spa used to be.

Vice Graceffo, referring the drawing provided, there doesn't seem to be a sufficient plumbing or bathrooms available in that shaded area. I'm just confused. There is only one bathroom and nothing else.

Ms. Liz confirmed only one bathroom.

Vice Chairman Graceffo questioned if that was enough for her needs. Are you going to be redoing the inside totally in terms of adding plumbing to operate your business?

Ms. Liz advised that she was only doing hair and, in the future, she will try to add nails.

Chairman Foulon advised it will be in accordance with the State requirements. The State is pretty stringent on what you need per square foot in a beauty salon. We are looking at a double store and you are only taking over one store (half).

Councilman Cortellessa stated your hours of operation seem reasonable, however you don't mention days of operations. Please clarify the days of operation. There are businesses in the Borough that do have Sunday operations.

Ms. Liz answered Monday through Saturday for now. In the future, if I need to, I will open seven days.

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

PB2022-07 – Chabad Jewish Center

815 Ringwood Avenue, Haskell, NJ (Block 306/Lot 12)

Application For Amended Final Site Plan

**Authorized Agent: Lindsay R. Janel, Esq., 260 Wanaque Avenue,
Pompton Lakes, NJ**

Appearing on behalf of the Applicant, Chabad Jewish Center of Upper Passaic County, is Attorney Lindsay Janel.

Attorney: We are here tonight for an Amended Site Plan Application. By way of background the Applicant is a 501(C)(3) not for profit religious organization located at 815 Ringwood, Haskell. They are located in the Zone B, Business District and the Chabad Jewish Center is a permitted use and the Applicant has been at the property since 2019. They have enhanced the property considerably. The building has been completed refurbished on the inside, the lot has been re-lined and potholes repaired and plantings and lighting installed to make it more aesthetically pleasing. Tonight, we seek the following in order to enhance the property even further, the installation of an ADA accessible ramp system into the street side basement entrance of the property. The ramp will have retaining walls and planters which will decrease the impervious coverage and that is what we are seeking this evening.

Chairman: I think we have all seen the plans, we had them for quite a while now. I see you have some experts here.

Councilman Cortellessa: Referring to Engineer Cristaldi's review letter, the only issue that he could find was the wall is 100% solid. As I went to the property and looked at it, and saw what the issue was relating to the wall being 100%, not 50% solid. When you look at the property and the ramp to get to the base, it makes a lot of sense.

Member Slater: I went twice to the site because I hadn't look at the plans, but I figured I would stick my head in and see what was going on and sort of figured in my head what you had to do to accomplish this and then I looked at the plans and went back and took a second look and my question is why not an elevator? I looked at the complexity of the ramp system and if you get nasty weather and the proximity to Ringwood Avenue and I felt that, if it could be done, that an elevator would be much more practical and safer.

Attorney: There is a very practical answer to that and that is sir what the Applicant is building inside is a very private and discreet area. Specifically, it is what is known as in the Jewish Religion as a Mikvah. The Rabbi can further questions if need be. It solely has to do with privacy and discretion based on what the use is going to be me. Trust me, I did ask the Rabbi if this could very easily be accomplished with the installation of an elevator. The response he gave was because of the purpose, the religious purpose of the Mikvah, that it is a very private and discreet protocol and, therefore, a separate entrance was necessary.

Member Slater: I understand it is a ritual bath, and I don't want to argue with you, an elevator external to the building would serve the same purpose.

Chairman: It is for religious reasons.

Attorney: I completely understand the logic in which you're indicating and, like I said, I had the very same question for the Rabbi. The Rabbi and I spoke of this and the answer was because of what the Mikvah is and discretion.

Engineer Cristaldi: The way that they are situating in the building, it is like a water trap, I think you ought to let them explain what they want to do because you may realize that an elevator still is not going to help that problem with the doorway. Once you fix the doorway, you don't need an elevator. Maybe just let them go ahead with testimony.

Chairman: We have an Engineer here who can explain everything and let's do it that way. Your name, address and qualifications please.

Engineer Chisvette: Mark Chisvette, 320 Lenox Avenue, Pompton Lakes, New Jersey. I am a Civil Engineer and Licensed and Professional Engineer.

Chairman Foulon swore in Engineer Chisvette.

Also testifying will be Rabbi Mendy Gurkov, 31 Carter Road, Haskell, New Jersey.

Chairman Foulon swore in Rabbi Mendy.

Engineer Chisvette: Because it is a religious facility and strict religious protocol on the Sabbath, you are not supposed to be using mechanical equipment or electrical equipment. That was the first thing I said, why not an electric chair lift, but they wouldn't be able to activate it on a Sabbath so that eliminated that option.

Chairman: Thank you. That answers the question perfectly. Anything else?

Councilman Cortellessa: No, I think it makes all the sense in the world the way they designed it based on the religious implications of the Sabbath and any other Religious Holidays that occur during the Judaic elements of the year. Those answers are very clear and I don't think we should make more of the fact that they are creating an outside entranceway, which had to be created and fixed anyway, and to ensure that the religious elements are defined clearly. We are ensuring that the safety within the community and the safety related to the council and our decisions are appropriate for that particular facility. I think they are right now.

Member Crilly: The improvements that need to be done to the basement for the bathing facilities themselves, is that the purview of the Building Inspector?

Chairman: I believe that will be done up to code.

Construction Official: Absolutely.

Vice Chairman Graceffo: On the masonry block detail, it's showing veneer on the inside, what's going to be on the outside, structural stone or veneer also?

Engineer Chisvette: It will be the same veneer on both sides.

Vice Chairman Graceffo: The ramp is ADA approved?

Engineer Chisvette: Yes, and that is why there is some much ramp in order to meet ADA. What you can't see from outside is, once you enter in that door that exists now, there are three steps down. Not only do we have to meet that door, but we have to drop the bottom of that door and so we have to go even deeper.

Vice Chairman Graceffo: The drainage, once it comes in there, will be moving into a sump pump area? Is that the way the water is going to be handled?

Engineer Chisvette: Actually, we've gone back and forth with the County as well simultaneously with the plans being submitted here, we had a couple of things to address with them. What we did in response to some of their drainage questions was we added a french drain about halfway down that ramp and that is as low as we could go and still get to the drywell system by gravity. If we go any further than that, we can't so we need to pump it, so it reduces the burden on the pump and the lower portion of that ramp would still need to get pumped and discharged to the same drywell; not to the sanitary system, but to the drywells.

Chairman: Thank You. I'll entertain a Motion for Approval.

MOTION TO APPROVE APPLICATION PB2022-07: made by Member Crilly, seconded by Councilman Cortellessa. Voting yes were Chairman Foulon, Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Strobel, Slater, Crilly and Jordan.

PB2022-08 – Above All Services LLC d/b/a Tri Borough Plumbing Supply
1458 Ringwood Avenue, Haskell, NJ (Block 478/Lot 7)
Application For Preliminary & Final Site Plan

Appearing on behalf of the Applicant, Above All Services LLC d/b/a Tri Borough Plumbing Supply, is Attorney Michael Walker, 14 Country Lane, Suite 102, Ringwood, New Jersey. Testifying on behalf of the Applicant and the owner of the building is Emmanuel, also known as Manny Skoullis, 79 Weinmanns Boulevard, Wayne, New Jersey. Also testifying as a Professional Engineer is Giovanni Manilio, 62 Grove Street, Somerville, New Jersey and I'm President of man/Terra Design LLC. Attorney Walker swore in both gentlemen.

Engineer Manilio: I have not testified before this Board before. I have a Bachelor of Science in Civil Engineering from Syracuse University and have been involved in engineering for 19 years. Licensed in the State of New Jersey for 15 years. I'm currently licensed in the States of New Jersey, Pennsylvania and New York, and have testified before numerous Board throughout the State.

Attorney Walker: Just as an overview, this property is known as Block 478, Lot 7, 1458 Ringwood Avenue. What the Applicant is looking to do is major renovations to the existing building and expand the second floor of the structure. The building is a dilapidated state and the Applicant has obtained permission to take down certain parts of the building in order to make it into a safer condition. He is looking to operate a retail plumbing service out of this site. It is going have retail plumbing services space and office space. The Retail Space will be 1386 square feet; Storage Space will be 5721 square feet; and the Office Space

will be 650 square feet. I know there is an issue which has already been addressed by the Board Engineer and we are not looking to do warehouse space. What he is looking to do, and he'll testify to, he is looking to store products.

Chairman: Product that will be sold on site.

Attorney Walker: That is correct. The Applicant is looking to make major improvements to the building.

Chairman: When you say retail plumbing supply, are you talking about something like Ferguson.

Mr. Skoullos: Wallington, a mom and pop shop, like Signac Supply.

Chairman: Wallington is mostly wholesale to plumbers not retail.

Mr. Skoullos: I want retail, small family business.

Chairman: Showroom with bathtubs, etc.

Mr. Skoullos: Right now, it's going to be a counter for mostly plumbers. I'm friends with a lot of plumbers. I have friends that own companies and I already kind of help them with that.

Chairman: More like plumbing supply.

Councilman: You are two major storage areas; first floor storage area and second floor storage area. You mentioned it was only 5000 square feet, please clarify for me.

Mr. Skoullos: The whole first floor is not really storage. If you've even been to Ferguson, it'll be like you walk the aisles and just pick what you need and bring it up to the counter. The first floor will literally just be picking from a shelf and the second floor will be extra boxes.

Councilman: There'll be a lot of material stored on that first floor whether or not you're walking down the aisle and picking something out of a shelf, and the second floor is a major storage area as well. I just want to be clear that this is a retail operation versus moving forward from retail to more of a distribution environment.

Mr. Skoullos: This is retail. From everything I know, I don't think it would be possible to do that.

Councilman: When you look at the rest of the plan in terms of parking and your extension and the fact that there is a waiver of some of the considerations over the distance between properties, I just want to be clear that that's the purpose of it.

Attorney Walker: There are two different variances involved. The bulk variance with respect to the setback. The existing building that is on the site went right up to the back line. In fact, it went over the back line into the neighboring property. We are looking to move that building 5.3' back. There will also be a parking variance involved as to the number of spaces. We are proposing 12 spaces. We will be presenting testimony about the parking but it is not anticipated that we will need more than 12 spaces. In fact, 12 spaces should be more than sufficient.

Councilman: Those are the two considerations. One is there is a 25' setback, where you are asking for 5.3' setback, and just curious as to why we are eliminating the 25' setback and approving a 5.3' setback. The other part of it is 25 parking spaces are required based on the land and repaving everything and you are going to 12 parking spaces. I just want to make sure those two elements are clear from a Planning Board perspective as to why we

are waiving 25' setback to a 5.3' setback and going from 25 spaces to 12 spaces. These questions are based on the information based on the Engineer.

Attorney Walker: We intend to address that later in the testimony. I will say certainly the fact that we're proposing 5.3' is a lot better than it was before. Also, the land itself is relatively narrow and in order to accommodate both parking requirements and the needs of the business that's why we require these waivers. I know the Board has some concerns about these, I like to have the Engineer go through his plans and explain to you some of the issues.

Chairman: Yes, let's get the Engineer up here because I think that is most of the questions are to him.

Engineer Cristaldi: The County's requirement that you stay 20' away from the right-of-way, did that eliminate any of the parking that you proposed?

Attorney Walker: The Engineer will answer.

Councilman: One other issue I'd like to bring up later because I want to understand why there is no requirement for a traffic study. You are creating a new retail environment. We have a lot of traffic on Ringwood Avenue and I was just curious as to why that was waived as a requirement. I'm sure you are aware, we have a number of additional activities in the Borough. We have a potential warehouse on Union Avenue, we have work going on with Tilcon so I am just curious why we would eliminate and waive a traffic study when we are adding additional traffic coming from that facility onto Ringwood Avenue.

Engineer Cristaldi: That is really the County's jurisdiction and for some reason they don't want one either. They didn't request a traffic study. They had some drainage requirements but no traffic.

Councilman: I was just curious as to why we did that.

Engineer Cristaldi: We have to ask the County because it is their jurisdiction and they make any decisions about runoff coming into their system and traffic into their roadways. He might have an answer, but I don't know.

Engineer Manilio: Just to touch on the traffic, this is really a light intensity use as far as building supply company. I actually didn't generate the numbers, but something like this is not going to generate a lot of traffic. Obviously, there was something there already and hasn't been in use for a very long time. Again, when you do a traffic analysis, you do look at what was there existing, but again not a very high intense use.

Chairman: You are showing a second floor. Is that an addition you are putting on?

Engineer Manilio: The only addition we are proposing right now is on the back of the building.

Chairman: Where are you getting the second story from?

Engineer Manilio: It is already there.

Mr. Skoullos: There is a staircase and a whole second floor. There is a non-working bathroom up there.

Vice Chairman: What is the ceiling height of that second floor?

Mr. Skoullos: Like 7 feet. There was a person living there and that is way I wanted to do the safety.

Vice Chairman: Looking at the trusses, where is the second floor?

Mr. Skoullou: The green. There is white and green where the building is split, the green is literally the entire second floor. The part that was ripped off didn't have a second floor. That was hanging off and the part that was on the property line.

Councilman: As I understand it, the second floor is a pitched. Other words, it's not square at the top. You want to raise roof the on the second floor to make it a square. I think that is what the issue is that they are talking about here when you talk about the second floor that you are going to change the second floor from where it is now where it's pitched to a squared second floor. That's what you are really doing.

Mr. Skoullou: I was hoping to add the footage that I needed and keep the peak. I want it to have a similar look like Braen Supply's style.

Chairman: We just saw a picture and are on board with that.

Engineer Manilio: We will submit, as Exhibit A-1, Page 2 of the submitted Site Plan entitled Tri Borough Plumbing Supply Existing Conditions, removals & Layout Plan with the date of July 15, 2022. You can see here on the left is the existing conditions. You have the existing two-story building attached to the left of the lot. In the back, there was an overhang that encroached into the neighboring property by about 6' that has since been taken out by the Applicant. Then there was another small structure here as well that was removed as well with demo permits. The site for the most part right now is rundown, there is gravel and pavement everywhere. Pretty much the whole site is covered with that.

As are as proposed, we are proposing an addition to the back, which is the gray area, and it's 850 square feet. We are also looking to clean up the parking lot so we are going to put curbing, we are going to pave the whole lot. We do have 9 parking spots to the south, 3 parking spots to the north. There was a comment from the County saying that they do want any parking within 20' of the right-of-way, but they did make a note in there saying that we could ask for a waiver as long as the spots that are within 20' are designated for employees with employee signage. Right now, there are 2 spaces that are within the 20'.

Speaking to the Applicant, he has no issues making that employee parking spaces. Obviously, we will need to get the waiver from the County, but we are fine with the condition of satisfying the County.

Other improvements we are proposing to the site, and it's not shown on this plan but was on the submitted site plan, is we are proposing landscaping, shrubs along the curb lines to beautify the parking lot. We are proposing 3 LED lights on the building to provide lighting for the property. We are also proposing one wall-mounted sign that conforms with the ordinance and its right here on the front. It is 2' high by 12' wide. I believe the ordinance allows 2' high by 70% of the building width. The building width is 36' so we are allowed 27'.

Chairman: What is the building going to look like as I drive past it?

Vice Chairman: There is no elevation drawn on this plan to give you an idea what it is going to be.

Mr. Skoullou: A nice black metal roof with a light siding. I want it to look a little like Braen Supply honestly. I want it to be nice with stone work, cultured stone on the bottom half it, nothing too elaborate, but I want it to be presentable.

Chairman: So do we and that's why I am asking. Right now, it is an eyesore.

Member Slater: I have difficulty classifying an operation that is catering to a trades person, such as an electrician or a plumber, as being classified as retail. It is not retail. Every one of those guys works on the state sales tax certificate as should buy tax free and sells to somebody that's doing service or repair work and using whatever he buys in the store, so to speak, to make a profit and to complete a job. I don't consider that retail.

Chairman: Can I walk in there and buy something from you?

Member Slater: Anybody can go in and buy.

Chairman: That is what retail is.

Attorney Walker: You will sell to some of the plumbing services, but it is open to the public.

Member Slater: So is Wallington or Singac, but they are not retail operations.

Chairman: What difference does it make?

Member Slater: I don't think retail is a permitted use.

Chairman: Yes, it is. It is a Business Zone.

Member Slater: One of them is not permitted; warehousing or retail?

Chairman: It is not a warehouse.

Engineer Cristaldi: There is nothing in the ordinance that backs-up what you are saying. It is retail; sale of goods.

Member Slater: Didn't we deny somebody in that building on warehousing?

Engineer Cristaldi: They are not warehousing. Warehousing is different then having a supply area for your goods. Everybody stores some goods. Everybody has inventory. They happen to call it warehousing and I just wanted to clear up that it is not warehousing.

Engineer Manilio: It is storage for the principal use of the retail.

Member Slater: The gas pipeline runs through there, how close are you to that gas pipeline?

Engineer Manilio: I actually don't have that answer. It is not on our property, but I don't have the answer as to how close it is.

Chairman: The property is quite a bit south of the pipeline and, as we've heard in previous testimony from, I believe the Tilcon application, they are moving the pipeline anyhow.

Member Crilly: When you were here last time, I thought that you had said, because I'm looking at the name of the business All About Services, you are from a plumbing family right?

Mr. Skoullos: I came from a bunch of cooks and diner owners. I actually started plumbing when I got interested in it and I have my family working for me.

Member Crilly: But you have several trucks that actually go out and do house calls.

Mr. Skoullos: I have a separate lease and system in place for that.

Member Crilly: My recollection was, previously when you were here, you were perhaps talking about having trucks on the location. That is not the case?

Mr. Skoullos: No, absolutely not.

Member Crilly: The 12 spaces are completely dedicated to employees and customers.

Mr. Skoullos: Yes, so the set up that I already have an individual that picks up and drops off materials to individual crews. That same person would be coming in the afternoon to pick up whatever for the guys the next day. I have a system in place where we are already purchasing stuff from myself, so I buy stuff from whatever and I'm selling it to Above All

Services. That is the system we have in place and that's the system I want to keep in place. I have no intentions, whatsoever, of mixing the two. It wouldn't work. People wouldn't want to come there, minus people that I am already associated with or friends with, it would be really hard for me to get other plumbers to want to come if they see Above All Services trucks there every day.

Member Crilly: Understand.

Mr. Skoullos: You can kind of base this off of Wallington because Bogush owns Wallington Plumbing Supply and they're not anywhere near each other. Bogush has their own outfit completely away from all their retail locations. I'll be purchasing from my store.

Member Crilly: If you are purchasing, it is a different entity so eventually will the Applicant be a different name than Above All Services.

Mr. Skoullos: Yes. For purposes of the fact that I purchased it outright and I am rebuilding it out for tax purposes it is an expense.

Attorney Walker: Eventually he is going to transfer the real estate over to one LLC and have a different LLC for the operation of the retail business at the site and a third LLC will be the repair business.

Member Crilly: Thank You.

Vice Chairman: You already own the property as of now?

Attorney Walker: Yes, he does.

Chairman: What is your timing on this?

Mr. Skoullos: Honestly, I am not someone that rushes things. I am very much patient. I'd like to get it done quickly. I don't want to over promise. As soon as I get approved, there is going to be construction starting. I'm not saying it will be done in three months. It might take six months. I am in construction and have all the subs.

Member Strobel: Your diagram, the south end doesn't show as much land. Right now it is fenced in. Do you actually own that land to the south where you can put parking spots if you have to? You are extending out and there is a lot of property there, can you put spots there?

Engineer Manilio: It will be hard to maneuver with the new building addition and plus the grade is straight up once you get to the back there. There is the mountain there.

Member Strobel: Where will your deliveries come in?

Mr. Skoullos: Box trucks to here.

Councilman: I'm comfortable with the concept that you are going to have on the first floor with shelving areas for people to come in and look for plumbing parts and on the second floor you will have storage to supply.

Mr. Skoullos: Like baseboards, water heaters and stuff like that.

Councilman: That makes sense to me. I think we need to look at the overall structure of the building. The other thing that I was curious about, I'm going to go back to traffic for a second. We have a lot of traffic going down Ringwood Avenue, and having a new and better looking facility there, but having people going in both south and north, trying to get into that parking space, concerns me a little bit but I didn't know why we waived a traffic

study. The other element is we have a letter here from Passaic County dated September 13th which identifies a number of issues that need to be addressed. Have you seen that?

Mr. Skoullos: I have seen it.

Attorney Walker: I have not seen it, but I know that Engineer Manilio has seen it and can address it. With respect to traffic, as Engineer Manilio indicated, this is not going to be the kind of business that is going to generate a lot of traffic. It is a Business Zone and there is going to be something there, and he is making significant improvements, but it is not the kind of business that is going to generate a lot of traffic. I'm very familiar with the area.

Councilman: You would want to be successful when you want to have a lot of cars coming in and out, right? The items related to the County are all going to be addressed.

Engineer Manilio: Yes, we are going to be working with the County on all those items.

Mr. Skoullos: In regards to the amount of traffic going in and out, you can kind of gauge it from what is already local. Wallington is a five location business and they don't get more than four or five trucks, but in a natural disaster situation you would want people like me around to be able to service the local community with sump pumps, water heaters, etc. At times of need, there might be an issue but not on a regular basis.

Chairman: You have more vans than anything, correct?

Mr. Skoullos: Normally you will see four or five vans on a normal day in the morning at a supply house.

Attorney Walker: You are anticipating it is a homeowner that is going to want to go in and buy a new facet, toilet or whatever it may be.

Mr. Skoullos: That is what I am hoping for.

Engineer Cristaldi: Although the County didn't mention anything about a traffic study, they do address the access to Ringwood Avenue with the driveway curb cuts.

Councilman: There are specific items in the County letter, but you haven't seen it yet.

Attorney Walker: No I haven't, but I think what is going to happen is we are going to have to go back to the County, address some of those issues and see what the County really requires. If I understand it correctly, right now these are comments being made by the County, not requirements. We will address them with the County and we may have to amend the site plan.

Engineer Cristaldi: They are requirements. They are going to make you do one of those. They are just saying there are a couple of alternatives. You can either have one large open driveway or you can have two one ways, but then they have to be separated by an island, etc. It just seems they weren't concerned so much with the volume of traffic as they were about the configuration to get in and out. That was their main concern, not the volume.

Councilman: They were also concerned about pedestrian traffic and a sidewalk.

Mr. Skoullos: I like that though.

Engineer Manilio: Our office did actually put a concept together for the meeting. It is not really as bad as it sounds. There are two curb cuts already, they are just oversized. They are going to be reduced, we are going to put an island in the middle with a sidewalk that goes across the site. The only thing we are going to have a conversation with the County is about the stormwater, I believe, but everything else is pretty much ready to be filed with them.

Councilman: We are also looking to improve the overall look of that area down there and we would like this to be looking very attractive versus what it looks like today.

Vice Chairman: That is the only issue I have is the fact that we do not know what, in the end, this building will look like. You are going on trust and to me that's not good enough.

Chairman: And we have done that before.

Vice Chairman: You have a vision and I have a vision and my vision may not be your vision and I don't want to be disappointed in the end.

Attorney Walker: Not to be factious, but whatever he does, will be better than what is there now.

Vice Chairman: That we know, but we want to know what he is going to do. My point is, if you are going to propose something to us, we should at least know what it is going to look like.

Chairman: What is the building going to look like? We will hold you to that and you will not get a Certificate of Occupancy.

Vice Chairman: Right now, the improvements you have with the paving, curbing and the cut outs, that's all excellent, but the building, as such, is just a box right now that we don't know if it is going to be as is or going to be something much better than what is there. I would like to know what will it be. If I am going to approve something, I want to know what it's going to look like.

Attorney Walker: As the story goes, a picture is worth a thousand words.

Vice Chairman: You got it.

Councilman: You should want that as well. You are redesigning your building, you are changing the second floor, you would want the architectural plans associated with that as well and show how the exterior front of the building will look and the signage that is going to be there as well.

Chairman: I think what we need is an architectural rendering of what the building will look like, including elevations. What color it is going to be, what is it going to physically look like.

Attorney Walker: We can do that.

Mr. Skoullos: Absolutely.

Member Slater: That building was structurally unstable, right? They redid the foundations.

Chairman: I don't know. I think Mike has been over there a few times and I think there was some structural foundation work done, but I don't think it was completed. Was it?

Construction Official: They have repaired that. They dug down and put new footings in and rebuilt the walls up out of grade and correctly they have done some reinforcement because there were concerns as to what was the building going to hold so they did put interior walls and some sheathing. That is the extent of the work right now.

Chairman: I think I'm ready for a Motion, but it is going to be subject to a few things:

1. County Approval of the Site Plan; and
2. After submission of an Architectural Rendering to this Board, and to the satisfaction of this Board, then you will be permitted.

I am ready to vote for approval on this, subject to these.

Member Slater: With no work starting until those conditions are met.

Chairman: No work started until he gets approval. We will see the building and we will say it is acceptable to us, or not.

Vice Chairman: Obviously, a building permit will not be issued until we see that rendering.

Engineer Cristaldi: You also need a variance for the rear yard, 5.3' where 25' is required. You usually list them all in the Resolution.

Councilman: We also need to verify the fact that 25 parking spaces are required and they are asking for 12. We need to have resolved as well.

Chairman: Those are 2 Variances which we can grant. They were listed in the Notice.

Engineer: And it is subject to the County allowing them that waiver on two spaces, otherwise they won't even have 12, they will have 10. So it is subject to County approval on all requirements.

MOTION TO APPROVE APPLICATION PB2022-08 WITH CONDITIONS: made by Member Slater, seconded by Vice Chairman Graceffo. Voting yes were Chairman Foulon, Vice Chairman Graceffo, Mayor Mahler, Councilman Cortellessa, Members Strobel, Slater, Crilly and Jordan.

Attorney Walker: If we submit those items you mentioned, do we have to come back to another Board Meeting.

Chairman: No, that is what I'm trying to prevent you having to come back again. Just drop that off at her office and we will take a look at it. If we don't like it, you will have to come back.

Mr. Skoullos: How quick do you need it?

Mayor: We meet the 3rd Thursday of Every Month.

Engineer Cristaldi: Try to resolve what you can with the County while you are at it so we can wrap it all up.

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

RESOLUTION: None

VOUCHERS: None

DISCUSSION: 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 October 20, 2022 Meeting.

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.

MOTION TO ADJOURN AT 9P.M.: Motion made by Councilman Cortellessa, seconded by Member Slater, and carried by a voice vote.

Jennifer A. Fiorito, Planning Board Secretary