

BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
COUNCIL CHAMBERS
September 16, 2020

Zoom - Meeting called order at 7:30 p.m.

Roll call please:

Mayor Papaleo - Here
Chairman, James Arakelian - Here
Vice Chairman, Dick Mehrman - Here
Lou Grasso - Here
Ryan Gibbons - Here
Michael Krey – Here
Eileen Boland – Here
Chris Caslin- Here
Alphonse Bartelloni – Absent
Dario Chinigo – Here
Gary Esposito – Here

ALSO PRESENT:

Marina Stinley, Esq.
Thomas Behrens, Planner

Chairman Arakelian made the required announcement concerning the Open Public Meetings Act: Adequate notice of this meeting has been displayed on both the bulletin board at Borough Hall, and published in the Record and Ridgewood News for the people who are interested in this meeting. No flag salute. No fire exits to worry about.

Minutes for September 2, 2020 – Motion to accept minutes – Mr. Gibbons, Second – Mr. Mehrman

Minutes approved.

Memorializations:

Resolution PatDom, LLC, 259 Johnson Avenue, Block 1417, Lot 3

Ms. Stinley advises that there are two minor revisions that she needs to include in the Resolution. The first is in paragraph 17 of the General Resolution, in the Resolution Ms. Stinley put Lot 2 and 2.01 but actually the Parking Lease Agreement is for Lots 1 and 2.01 and the other change is in the conditions since the application received the parking for the neighboring lot the Hackensack approval is no longer needed so she is going to remove number 7 from the conditions.

Mr. Mehrman addressed Mr. Costa's review regarding his possible comments. Ms. Stinley advised that it is in the Resolution as Condition 14 which is subject to the approval of Mr. Costa.

Motion to approval memorialization as amended – Mr. Gibbons, Second – Mr. Mehrman. Roll call - Mayor Papeleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- absent; Mr. Mehrman- yes; Mr. Grasso - yes; Mr. Krey- yes; Mr. Caslin- yes; Councilman Chinigo – abstained; Mr. Gibbons – yes and Mr. Esposito – yes. Motion passes

- **Resolution 7-11, Bijaya Manandhar, franchisee, 584 Kinderkamack Road, Block 619, Lot 3**

Transfer of the business not the building, the Board has checked with the Police Chief and he had no comments and/or problems so the Board gave them their approval subject to the previous approval. Motion to approve – Councilman Chinigo, Second – Mr. Mehrman. Roll call Mayor Papeleo – yes; Chairman Arakelian – yes; Ms. Boland – (was absent for that meeting); Mr. Bartelloni- absent; Mr. Mehrman- yes; Mr. Grasso - yes; Mr. Krey- yes; Mr. Caslin- yes; Councilman Chinigo – yes; Mr. Gibbons – (absent for that meeting) and Mr. Esposito – yes. Motion passes

Chairman Arakelian goes over the alternate status and what that means with the Board. When there is an absent member, the first alternate gets to step in and becomes a full member for that evening.

- **Resolution Matthew Terhune – 206 Berkley Road, Block 902, Lot 18 – Backyard shed**

Comments from the Board – None. Motion to approve – Mr. Caslin, Second - Mr. Mehrman. Roll call Mayor Papeleo – yes; Chairman Arakelian – yes; Ms. Boland – (was absent for that meeting); Mr. Bartelloni- absent; Mr. Mehrman- yes; Mr. Grasso - yes; Mr. Krey- yes; Mr. Caslin- yes; Councilman Chinigo – yes; Mr. Gibbons – (absent for that meeting) and Mr. Esposito – yes. Motion passes.

Master Plan consistency review for New Bridge Landing (Master Plan Re-examination report) – this is carried. Mr. Behren advises the Board that there is an adjustment that needs to be made with regard to the affordable housing requirement they expect to be back before the Board for the first meeting in October for the Master Plan consistency review. For both Kinderkamack as well. Chairman Arakelian gave the Board an overview of what has been going on with regard to this over the past several months. Most has been resolved at this point and hopefully by the next meeting it can be completed.

Completeness Review:

- **Darko & Tamara Subasic, 320 Wales Avenue, Block 115, Lot 23** – proposing a patio (333.36 square feet) will increase the property's improved lot coverage to approximately 38.2%. Variance relief is required.

Ms. Stinley advises the Board that they have jurisdiction to hear this application. Mr. Behrens advises that one variance is needed for an increase of 3.2% above the maximum 35% coverage and the Board has enough information to determine that the application is complete.

Motion to approve this application and move onto regular business. So moved, Councilman Chinigo, Second – Mr. Mehrman. Roll call - Mayor Papeleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- absent; Mr. Mehrman- yes; Mr. Grasso - yes; Mr. Krey- yes; Mr. Caslin- yes; Councilman Chinigo – yes; Mr. Gibbons – yes and Mr. Esposito – yes. Motion passes.

- **Club Feathers – PDJ Restaurant, LLC, 77 Kinderkamack Road, Block 1410, Lot 4.03** – Obtain approval for a Food Handler's License. Parking, Sign and Landscape review.

The current owner is merely purchasing the business from the prior owner so he is required to come before the Board for approval.

Ms. Stinley gives the Board jurisdiction to hear the application. Mr. Behrens advises the Board that the application is simply to transfer ownership that has already occurred. Advises the Board that as a condition of approval they require a survey or revised site plan showing what is actually there now. In that case he advises the Board that they can determine the application is complete. Motion to move completeness – Mr. Gibbons, Second - Councilman Chinigo, Second.

Roll call - Mayor Papeleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni-absent; Mr. Mehrman- yes; Mr. Grasso - yes; Mr. Krey- yes; Mr. Caslin- yes; Councilman Chinigo – yes; Mr. Gibbons – yes and Mr. Esposito – yes. Motion passes.

New Business –

- **Darko and Tamara Subasic, 320 Wales Avenue, Block 115, Lot 23**

The applicant is looking to build a patio the length of his home. (333.36 square feet). The proposed patio is 27' x 12' bringing the total impervious coverage to 38.2% where the maximum permitted is 35%. The lot is 6,050 square feet where the R1 zone requires a minimum of 7,500 square feet. Drainage issued will need to be addressed. Applicant states that everything is sloped and away from the house on that side where the patio is being proposed. Chairman Arakelian asks the Board for questions and comments. Motion to open to the public – So moved, Mr. Gibbons, Second, Krey, all in favor, aye – any opposed any abstained. No one in the public. Motion to close to the public – So moved, Mr. Gibbons, Second, Councilman Chinigo. All in favor, aye – any opposed any abstained. Motion to approve the application – So moved, Councilman Chinigo, Second – Mr. Merhman.

Roll call - Mayor Papeleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni-absent; Mr. Mehrman- yes; Mr. Grasso - yes; Mr. Krey- yes; Mr. Caslin- yes; Councilman Chinigo – yes; Mr. Gibbons – yes and Mr. Esposito – yes. Motion passes.

Club Feathers – PDJ Restaurant, LLC – 77 Kinderkamack Road, Block 1410, Lot 4.03 – Approval for Food Handler's License.

Applicant purchased Club Feathers in September of 2019 he was unaware of the fact that because there was a change in ownership, he needed any type of municipal approvals. The Manager has been the manager for 30 years and has always had a Food Handler's License, he went for the class in June of this year so now they need to file the actual paperwork for the actual licensing by the municipality.

Applicant testifies that no changes have been made to the property since his purchase of the property. No changes in parking. No changes in occupancy. No added outdoor seating as of now. Because of Covid they are opened few hours more and they have a fraction of the previous staff. No changes to signage. Location of the garbage and recycling container is the same. No changes to the landscaping.

The manager has gone to and completed the necessary licensing course. 3rd quarter taxes to be paid by the end of September.

Mr. Behrens addresses the applicant stating that he has taken good care of the property and he has been very receptive to the Borough's requirements. Mr. Behrens addresses with the applicant the two buildings on the site. The Feathers building and the office building which used to house Excel which it no longer does. It is now strictly office space for Feathers and the gravel area is for eventual outdoor dining. Parking spaces are not striped. The applicant planned to have the parking redone and striping done but then Covid struck. Mr. Behrens addresses the Board and suggest they give the applicant additional time to address that issue. Mr. Behrens requests that screening be put in place in front of the garbage and recycling.

Chairman Arakelian asks the Board for questions and/or comments. Councilman Chinigo confirms with the applicant that the 3rd quarter taxes will be paid by the end of September and also suggests if he needs more time to ask the Board for same. Applicant reaffirmed that payment would be made by the end of September. Chairman Arakelian suggested to the Board that they give the applicant until October 31st just in case something comes up and puts him at risk of losing approval. Striping to be done within a year. Street scape to be in compliance with Borough regulations.

Motion to open to the public – Mr. Mehrman, so made, Second - Mr. Gibbons, all in favor -aye, any opposed and abstained. No one from the public, Motion to close to the public – So move, Mr. Gibbons, Second – Mr. Grasso.

Mr. Mehrman makes a Motion that the Food Handler's license for PDJ Restaurant, LLC a/k/a Club Feathers be approved solely for a Food Handler's license, that any site improvements including parking, fences, setbacks, landscape and outdoor patios be the subject of a future submission and that the Board extended until October 31st for any outstanding taxes to be paid and that the approved Resolution for this application will cease after October 31st date is not met. Also, the applicant will have striping done in the parking lot within the year and any other improvements would be under any other submission other than the Food Handler's license. Second – Mr. Gibbons.

Roll call - Mayor Papeo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni-absent; Mr. Mehrman- yes; Mr. Grasso - yes; Mr. Krey- yes; Mr. Caslin- yes; Councilman Chinigo – yes; Mr. Gibbons – yes and Mr. Esposito – yes. Motion passes.

Chairman Arakelian advises the Board regarding the Historical Society Museum which is still in a holding pattern.

A few more applications are coming up before the Board in October.

Motion to adjourn – So moved, Mr. Krey – Second - Mr. Grasso. All in favor – aye. Any opposed any abstained. Meeting adjourned.