

BOROUGH OF RIVER EDGE PLANNING BOARD MINUTES

January 14, 2016

Esq.

**ROLL CALL PRESENT:** Lou Grasso, <sup>Acquafredda</sup> Vito Acquafredda, Chris Caslin, James Arakelian, Mayor Mignone, Ellen Boland, Dr. Gewirtz, Ms. Boland, Mr. Haggis (is sworn in). (vote will be official)

Absent - Mr. Glass, Mr. Monroe

**Salute to Flag**

**Sunshine Law (Open Public Meetings Act)**

Adequate notice of this meeting has been provided by sending notices on December 5, 2015 to the Record and the Ridgewood News. By positioning on the Bulletin Board in the lobby of the Borough Hall and filing a notice of the same with the Municipal Clerk.

Mr. Glass - I wanted to ask the board members we have another meeting scheduled at 7PM 2 weeks from today and we are cutting it close getting a quorum. Let me know if you can make it.

**APPROVAL OF MINUTES OF November 19, 2015**

I will make a motion to approve the minutes, Lou Grasso, seconded by Chris Caslin – All in favor say Aye – All say Aye

Minutes are approved.

Minutes – December 17, 2015

Lou Grasso makes a motion to approve the minutes, seconded by Dr. Gewirtz – All in favor say Aye – All say Aye.

*ABSTAIN: Mary Haggis*

Minutes are approved

### **ELECTION OF OFFICERS**

James Arakelian – Chris Caslin I will nominate Mr. Chewcaskie, seconded by Vito Acquafredda for board attorney for 2016.

### **ROLL CALL VOTE**

Mr. Acquafredda, Mr. Arakelian, Mr. Mignone, Ms. Boland, Dr. Gewirtz

Ms. Boland, Mr. Grasso, Mr. Caslin, and Mr. Haggis – All say Yes.

Mr. Chewcaskie is our new attorney for 2016.

## APPOINTMENT OF THE PLANNER

James Arakelian – I would recommend that we appoint Joseph Burgis of Burgis Planning Seconded by Vito Acquafredda.

## ROLL CALL

Mr. Acquafredda, Mr. Arakelian, Mayor, Ms. Boland, Dr. Gewirtz, Mr. Grasso, Mr. Caslin, Mr. Haggis *-all yes*

Motion is passed.

Mayor Mignone – I recommend that we appoint Bob Costa as Board Engineer, seconded by Mr. Grasso.

## ROLL CALL

Mr. Acquafredda, Mr. Arakelian, Mayor Mignone, Ms. Boland, Dr. Gewirtz, Mr. Grasso, Mr. Caslin, Mr. Haggis *-all yes*

Chairman -

Mr. Acquafredda I will nominate Jim Arakelian as Chairman, seconded by Mr. Grasso, Mayor Mignone, Mr. Boland, Dr. Gewirtz, Mr. Caslin Haggis – ~~All vote~~  
~~Yes.~~

Roll Call

Mr. Acquafredda, Mr. Arakelian, Mayor Mignone, Ms. Boland, Dr. Gewirtz, Mr. Grasso, Mr. Caslin, Mr. Haggis.

James Arakelian is the Chair.

Roll Call

Vito Acquafredda – I will nominate Mr. Glass for Vice Chair, seconded by Mr. Caslin, Mayor Mignone, Ms. Boland, Dr., Gewirtz, Mr. Grasso, Mr. Caslin, Mr. Haggis – All vote yes.

Mr. Glass is our Vice Chair for 2016.

Nomination for Board Secretary – Vito Acquafredda, I will nominate Dr. Gewirtz for Board Secretary, seconded by Mr. Grasso.

ROLL CALL

Vito Acquafredda – I will nominate Mr. Glass of Vice Chair, seconded by Mr. Caslin, Mayor Mignone, Ms. Boland, Dr., Gewirtz, Mr. Grasso, Mr. Haggis – All vote yes.

Dr. Gewirtz – is our Board Secretary.

### OLD BUSINESS

Now Atkins (New Bridge Landing Apartments Application #2015-07 Block 1302/Lot 230 Kinderkamack Road

Motion to Table this until we had a chance to go over this with the old attorney. Dr. Gewirtz motioned to table, seconded by Mr. Caslin.

### ROLL CALL VOTE

Mr. Acquafredda, Mr. Arakelian, Ms. Boland, Dr. Gewirtz, Mr. Grasso, Mr. Caslin, Mr. Haggis. Vote yes

*Mayor Haggis Arakelian*

Subject matter is tabled.

Peja Corp., 259 Johnson Avenue, Block: 1417 Lot 3 Food Handlers License

Mr. Costa – Back in 2001 The attorney, Mr. Spanella was presenting the case they submitted a site plan back in 2000 it was memorialized on January 18, 2001 and there were variances granted, 23 onsite parking spaces on the property itself and an addition to the second floor. On the adjacent property they showed 12 parking places.

Mr. Arakelian I feel that we would hear this has a food handler's license and it should be discussed that way with the help of Mr. Costa.

*LaPacka*  
Alexander LaPacka I am a professional engineer Licensed in New Jersey – and was retained by Peja Corp. to prepare a drawing a parking layout plan. There are 3 properties that are shown on this plan. This was not prepared until January 7, 2016 as A1 and passed it out to the board. There are 3 properties on the plan on lot 3 we have 19 parking spaces, lot 2 and 2.01 are one track of land and there are 15 parking spaces. The 34 parking spaces are existing on lot 3 and 2.01. In addition to those 34 spaces we are proposing to use an additional that belonged to the office building on lot 1 and 1.47.

Dr. Gewirtz – We are stipulating for the lease condition staying in effect.

We have a lease for 2 years we do not know what is going to happen you are correct for 13 years and that is the nature of the application and if you decide you want a full flown site plan, if you want us to notice for that we would have to proceed on that basis.

The reduction in seats from 148 to 100.

Mr. LaPacka - We would like to proceed this evening solely with the understanding that we are here on the site to keep everything as it was as approved

in 2001. I think that is the cleanest and easiest approach as everything was previously approved. That is really the application that is before you. There will be 34 spaces going forward and that is in the event that the number of spaces on the adjoining lot which is subject to a lease agreement that if those leases are terminated that you would return to the board for some sort of site plan approval. In addition with respect to what you will not be considering if the applicant wishes to consider that they would file a formal site plan application.

Mr. LaPacka – I have no other witnesses.

Member – If you are already approved for 34 parking spaces on the two adjoining lots what happens when you try to cramp cars in for valet dining.

Mr. LaPacka – We are withdrawing that part of our application for right now we are not going to use the office parking or valet.

Mayor Mignone – Is there going to be any outdoor ~~parking~~ <sup>and dining?</sup>

Mr. LaPacka – If we do come back for the office building let us know what is inside and outside. The seating will not exceed 148 whether inside or outside.

Mr. Arakelian – Mr. Costa are there any other issues in terms of ~~painting~~.

Mr. Costa – Certainly you have got to clean it up. The interior it hasn't been used in over a year.

Mr. Haggis – The outside area there is a smoking area.

Mr. Arakelian – **OPEN TO THE PUBLIC**

(No one stepped forward)

**CLOSE TO THE PUBLIC**

Dr. Gewirtz - I MOVE TO APPROVE THE FOOD HANDLERS LICENSE FOR PEJA CORPORATION AS STIPULATED WITH THE CONDITIONS AS PER OUR BORO ENGINEER AND THE STIPULATED LEASE OR PARKING ALLOCATION PROVIDED IN THE PREVIOUS AREAS. Seconded by Mr. Haggis

**ROLL CALL**

Mr. Acquafredda, Mr. Arakelian, Mayor Mignone, Ms. Boland, Dr. Gewirtz, Mr. Grasso, Mr. Haggis, Ms. Caslin. – Vote Yes.

**NEW BUSINESS**

Investigation for Determination of an Area in Need or Redevelopment

Mill Creek Residential Trust 3-5 New Bridge Rd.

Block 1303 Lots 3 and 4

Our attorney <sup>Grasso</sup> request that this matter be put off until next month to allow time for review and be carried until next month February 11, 2016.

Mr. Caslin makes a motion, seconded by Mr. Haggis to carry this until February 11, 1016.

All in favor say Aye – All say Aye

Adjournment 10:45PM

Respectfully submitted by,

Marijane Brandau