

**BOROUGH OF RIVER EDGE  
PLANNING BOARD  
COUNCIL CHAMBERS  
WEDNESDAY, JANUARY 3, 2018**

**MEMBERS PRESENT:**

**James Arakelian, Sec., Chair  
Lou Grasso  
Richard Mehrman  
Dr. Jeffrey Gewirtz  
Michael Krey, Alt. 1**

**MEMBERS EXCUSED:**

**Mayor Edward Mignone  
Eileen Boland  
Vito Acquafredda  
Chris Caslin – Late Arrival**

**MEMBERS ABSENT:**

**ALSO PRESENT:**

**Joseph Burgis, Planner  
Robert Costa, Engineer  
Brian Chewcaskie, Esq.**

**Minutes Prepared by  
Dorothy Bernice**

James Arakelian called the meeting to order and welcomed all the members who were reappointed to the Board on January 1<sup>st</sup> and all those who are returning. He said that the first order of business was the reorganization and asked for a motion for the Chairman's position. Mehrman nominated James Arakelian with a second by Krey. Arakelian was unanimously elected. He commented that it was his 21<sup>st</sup> year and although it is sometimes a "wild ride", he said the board members were hard working and always do what they feel is best for the community. He then nominated Richard Mehrman as Vice Chairman. Dr. Gewitz seconded the nomination and the vote was unanimous. Arakelian said that Dr. Gewitz had been doing an excellent job as secretary and if he would consider continuing in that position he would nominate him. Gewitz said he would continue. Mehrman seconded the nomination and Gewitz was unanimously reelected.

Arakelian commented that they were always delighted to have Mr. Chewcaskie's associate at the meeting and he nominated Chewcaskie to be reappointed which was seconded by Dr. Gewitz and unanimously approved. Arkaelian also moved the appointment of Robert Costa as the board engineer and Joseph Burgis as the Planner with Dr. Gewitz providing the second each time and the board approving each one of them unanimously. Arakelian greeted Thomas Behrans who is the associate of Burgis at the meeting.

Arakelian said that the application:

Michael & Jennifer Tota  
143 Valley Road,  
Block 1101 Lot 25

Discussion prior to the meeting determined that the mailings and notice were not done in sufficient time. The applicant was being advised to re notice by mail and advertisement.

The second applicant:

New York Market  
625 Kinderkamack Road  
Block 614, Lot 8.02

Applied for site plan approval and the required food handler license. The applicant asked to be excused for the month and appear next month with no new notice. The chair commented that Mr. Costa was asked to go to the site and give the Board a review of the site. Costa said he had done a review and e-mailed it to the Board Members. Arakelian commented that he does not do e-mail. Costa provided him with a hard copy of the report. There was some discussion and it was noted by the attorney that a new management would not prompt a hearing by the board but a new owner would. It was noted that at 8:17 p.m. Board Member Chris Caslin was now present. Since there was some question about what percentage of the business that had to be sold, the attorney volunteered to review the Borough Ordinances to determine if there were provisions for this. The attorney announced that the application was being carried to the next meeting which would be on January 17 at 7:30 p.m. with no further notice.

Arakelian said the only remaining order of business:

The Estate of Tamburelli  
Route 4 Main Street  
135 Kinderkamack Road

1025-1077 Main St.  
Block 1404, Lots 1.04, 5, 3.01

The applicant applied for an increase in the total square footage permitted for restaurant use. Caslin said he had to recuse himself as he worked for the applicant. The attorney for the applicant said that he knew the board was familiar with the property in question as he had appeared before the board in 2010 and again in 2014. He noted that in 2010 the board had restricted the owner from using more than 988 sq. ft. of the entire mall for food establishments. In 2014 the Board approved Francesca's Market which was a combined retail with a restaurant section. They were before the Board to ask for a slight increase in that amount of space allowed for restaurant. He noted that the number of parking spaces required would be 282 and they currently had 286 so there would be no parking problem. Martin Santini had been previously approved as an expert architect witness so he was allowed to proceed with his testimony. He testified to all the occupants of the mall and the fact that the applicant wanted only 375 sq. ft. to be used for a food establishment. 2640 sq. ft. was still vacant. He was asked if the remainder of the space was limited to retail and he responded affirmatively. Costa commented that he had never found a perfect way for food establishments to contain their garbage until pick up. He noted that the board had heard testimony from 7/11 about how they had a way to keep the doors closed to the pickup area. He said he just road by and the door to the gated area were open. He said each of the food tenants were responsible for their own garbage. Arakelian noted that the Master Plan encouraged restaurants. The meeting was opened and closed to the public with no speakers coming forward.

Motion to approve was made by Krey and seconded by Dr. Gewitz. The vote to approve was as follows: James Arakelian – Aye

Lou Grasso – Aye  
Richard Mehrman - Aye  
Dr. Jeffrey Gewitz – Aye  
Michael Krey – Aye  
Chris Caslin - Recused.

The application was approved.

The Board requested that the Planner do a planning report for the 2017 year so the Mayor and Council could be advised of what type of hearings were held during the year.

Arakelian said it was important to set up the ad hoc committee regarding signage. Chris Caslin will chair the committee. Mehrman and Arakelian will be committee members. Arakelian asked that the committee complete their recommendations by March so they could make a recommendation to the Mayor and Council. The Master Plan Committee selection will take place when the Mayor is present.

The meeting was adjourned.

