

BOROUGH OF RIVER EDGE  
LAND USE BOARD  
COUNCIL CHAMBERS  
WEDNESDAY, JANUARY 17, 2018

MEMBERS PRESENT:

James Arakelian, Chairman  
Lou Grasso  
Richard Mehrman  
Michael Krey, Alt. 1  
Mayor Edward Mignone  
Chris Caslin

MEMBERS ABSENT:

Vito Acquafredda - Excused  
Dr. Jeffrey Gewirtz A  
Eileen Boland - Excused

ALSO PRESENT:

Tom Burns, Planner  
Robert Costa, Engineer

Minutes Prepared by  
Dorothy Bernice

Arakalian thanked the members of the Board, as well as the professionals involved in the changeover to a Land Use Committee. He said the Planner, the Engineer, the attorney and the Zoning Officer had all come together to work with the Mayor to make the changes necessary to make the board work well. They have been working with the Zoning Officer to make the Application easier for people to use.

The first order of business was the Pet Valu (New Bridge Landing at River Edge Sign) memorialization. Arakalian said the only change he could note was that the Mayor was at the meeting and it was noted he was absent. He said when he went to the store he noticed that the businesses all had signs in the window. He was told there was a change in the ordinance needed to give guidance to the businesses on this. He asked the committee to meet as soon as possible and work on this so they can give their recommendations to the Mayor and Council. He asked for a motion on the resolution and it was made by the Mayor and seconded by Grasso.

James Arakelian- Yes  
Lou Grasso- Yes  
Richard Mehrman- Yes  
Michael Krey-Yes  
Mayor Edward Mignone -Yes  
Chris Caslin-Abstained

The hiring of professional was next on the agenda. The Mayor moved the hiring of Brian Chewcaskie as the Board Attorney, Joseph Burgis as the Board Planner and Robert Costa as the Board Engineer for 2018. Grasso seconded the motion:

James Arakelian- Yes  
Lou Grasso- Yes  
Richard Mehrman- Yes  
Michael Krey-Yes  
Mayor Edward Mignone -Yes  
Chris Caslin-Abstained

The Tota's and Manocchio applications were carried until February 7 at 7:30 p.m. No further notice will be given by the applicant or the board.

The New York Market has also asked to be carried but the Chair commented that the Borough's patience is being tried with this application. The attorney suggested that if the applicant does not show up on February 7 that she be notified and a summons will be issued. The attorney announced that the application is being carried until February 7<sup>th</sup> at 7:30 and no further notice will be given by the applicant or the board.

The next application under Old Business was ILBJ, LLC, 335 Johnson Ave., Block 1405, Lot 3, and Major Site Plan – New Construction. The applicant was represented by Frank DeVito who said that there was no downside to the plan he was going to present. He said there had been an older 11,000 sq. ft. facility at the 335 Johnson Avenue location and his client was going to replace it with a modern 14,800 facility which will be a great ratable. He said that they had worked with the sub code official who had made many suggestions which they had not wanted but after including them, he realized it only enhanced the building. The Mayor then asked if the Board members had copies of the revised site plan and the response was no. The Engineer and the Board Attorney had copies which had been delivered to their office via UPS not from the Board Secretary. It was noted that the Board had only received architectural drawings in their packets. Arakalian said since the Board had architectural submissions that they could hear the architect and then carry the rest of the hearing to the next meeting. The Mayor said he could not hear any testimony as the site plan had bearing on everything architectural. He said it was required by law that they are available 10 days prior to the hearing and as far as they knew, the plans were not available. Costa concurred with the Mayor as did the Board Attorney. DeVito said he delivered the packages to the Police Department himself on December 18. There was no resolution of this problem at this time as the Board would have someone look for them the next morning. The Board said they would begin the February 7<sup>th</sup> meeting at 7 p.m. in order to get all the applications heard. The attorney announced that there would be no further notice made by the applicant or the board on this matter.

The Mayor moved the meeting be adjourned and Mehrman seconded the motion with unanimous approval.