

BOROUGH OF RIVER EDGE  
LAND USE BOARD  
MEETING MINUTES  
COUNCIL CHAMBERS  
January 16, 2019

MEMBERS PRESENT:

James Arakelian, Chairman  
Dick Mehrman, Vice Chairman  
Mayor Edward Mignone  
Lou Grasso  
Ryan Gibbons  
Michael Krey  
Chris Caslin  
Councilman Alfonse Bartelloni – Board Secretary

Brian Chewcaskie, Attorney

MEMBERS ABSENT:

George Siderias  
Eileen Boland  
Councilman Thomas Papaleo

ALSO PRESENT:

Thomas Behrens, Planner

Chairman Arakelian starts the meeting with the Pledge of Allegiance.

Chairman Arakelian - Adequate notice of this meeting is provided by posting on bulletin board at borough hall by email to the news, the record into submission by all parts of the town, the same as provided by law scheduling, including the date and time of this meeting. I'd like to remind all members of the public that we have three fire exits, one here behind me over here one behind you. In addition, we're being recorded both audio and video for purposes of creating a record during the public portion, any member of the public wishing to speak, all they need to do is identify themselves for the record and give their name and address and you can make a formal statement. Chairman Arakelian pauses for a remembrance of former Mayor Dan Dailey who was very active in the community and also a good friend.

Roll call please:

MEMBERS PRESENT: James Arakelian, Chairman  
Dick Mehrman, Vice Chairman  
Mayor Edward Mignone  
Lou Grasso  
Ryan Gibbons  
Michael Krey  
Chris Caslin  
Councilman Alfonse Bartelloni – Board Secretary

Chairman Arakelian – ok the first order of business is the approval of minutes from December 19, 2018. Are there any corrections or changes – do I have a motion to approve those minutes. A motion to approve those minutes – Mr. Krey second, Mr. Gibbons – all in favor aye any opposed any abstained – who were the abstentions – the Mayor, Mr. Bartelloni and Mr. Caslin. – all in favor aye any opposed any abstained.

Next up the approval of the minutes for January 2, 2019 Are there any corrections or changes – Do I have Motion to approve the minutes Mr. Bartelloni so moved, second – Mr. Gibbons- the Mayor abstained.

Next up is the memorialization for Kevin Wong and Lin Zheng, 266 Madison Avenue, River Edge, NJ Block 508, Lot 26 – this was for a driveway expansion if you remember and it was quite honestly very small – variance and very quick (? Inaudible). Did anyone get a chance to look over that and make any changes or anything? Mr. Mehrman – Mr. Chairman I gave you my comments – Chairman Arakelian – Can you repeat them just for the record, so we have them – Mr. Merhman – the attendance box was incomplete it needs to be updated – Mr. Chewcaskie - who was absent and who was ineligible – we have that. Chairman Arakelian – okay on that I'll take a motion to accept the memorialization. Mr. Mehrman – so made, second (?) roll call Mr. Arakelian, yes – Mr. Mehrman, yes – Mr. Krey, yes –

Mr. Grasso, Mayor Mignone you were not here and then I have Mr. Gibbons – yes. Just for the record Mr. Skerbitz was excused this evening and the same thing for our engineer he was excused too but we do have our Planner here.

Next up – a completeness review – La Toscana Pizzeria, 637 Kinderkamack Road, River Edge, NJ, Block 614, Lot 8.02 and this is moving their business across the street to a new location.

Mr. Thomas Barrett appearing for the applicant – good evening – I have provided all documents necessary, the affidavit of publication etc., the only thing I have not provided was the certification of (taxes?) (somewhat inaudible) that you will receive later – Thank you Mr. Barrett.

Mr. Chewcaskie - Mr. Chairman prior to the meeting I had the opportunity to review Mr. Barrett's Affidavit of Service and Proof of Publication and everything is in order for the Board. I believe we have enough information to proceed. Any questions or comments from the Board? I would like to entertain a motion to deem this complete. Mr. Mehrman and the Mayor – okay Mr. Arakelian – yes, Mr. Bartelloni, yes -, Mr. Krey, yes – Mr. Mehrman, yes – Mayor Mignone, yes and Mr. Gibbon, yes.

Being that, that application is deemed complete we will move onto our new business which again is LaToscana Pizzeria, 637 Kinderkamack Road, River Edge, NJ, Block 614, Lot 8.02.

Good Evening again counsel – Mr. Barrett – I have with me Pietro Canfarotta – I will be representing the applicant tonight – as you indicated Mr. Chairman this is an existing restaurant currently on the east side of Kinderkamack Road which is moving almost directly across the road into the strip mall into the space formerly occupied by Carousel so its in between the market and the nail salon and so he will offer testimony as to why they would like to make this move. I did submit a site plan that I obtained from the Borough (further conversation about the site plan inaudible) I believe it to be the site plan submitted previously for the supermarket whose application was ultimately withdrawn, rather than go through the expense of a new site plan the site plan actually depicts the conditions on the property. Other than the recent improvement such as restriping the parking lot. I did have an opportunity today to speak with the landlord concerning the condition of the fence along the westerly boundary of the property. He did point out that – actually he asked me to take a couple of pictures and send them to him – he pointed out that the newer portion of the fence in the northerly section of the site has actually been there for a couple of years and when it was initially erected his stockade fence was to the east of it which created a problem in that debris would get stuck between the fences so he removed his portion of the fence. He will take a look at it next week and he realizes that its not in very good shape and he will have something done with it sometime in the spring because not in the winter it can't be done. Chairman Arakelian – we look forward to that.

In the prior application there were some other requests in so far as there was some dead trees I know that they were replace they did restripe the building and it looks like the landlord is willing to work with us (they are going to repave the back also) – it's a very good sign. Okay

Mr. Chewcaskie – Sir can you raise your right hand so I can swear you in. Do you swear the testimony you are about to give before this Board is the truth, the whole truth and nothing but the truth, so if you can give me your whole name and spell the last name – Pietro Canfarotta, 25 Park Avenue, 2<sup>nd</sup> Floor, Rutherford, New Jersey. Thank you – you can proceed Mr. Barrett.

Chairman Arakelian – Can you tell the Board why you want to relocate across the street – Witness – the main reason is parking, we have limited parking, not many people like to park on Kinderkamack Road, they are afraid their car will be hit so I think with more parking will have more business for pick up deliveries, we'll have no tables so it will just be take out. – What are your hours of operation – they are possibly going to be 11:00 a.m. to 10:00 p.m. and you mentioned deliveries – how many deliveries do you do? We have one delivery vehicle and two drivers – one driver during the week and two on the weekends. When do you get supplies delivered to the store – Tue sdays.

Mr. Berhens is speaking (very hard to hear as he has no microphone) He has asked other than the drivers how many employees will be at the location – me. My mom and my dad – in total 5. Mr. Behrens is speaking about his review of the site plan and current tenants which is a convenience store who occupies about 1,014 square feet which will require about 6.76 parking spaces, the pizzeria will require less (inaudible) therefore we really have no issues and this is a straight forward application – I'm assuming you will have a new sign that is compliant with what is there now. Mr. Arakelian – your client is aware of the sign ordinance and he will have to run it past the Borough – Mr. Barrett I have to look through my file, but I believe there was a Resolution as to the signage on that particular location but I'm not positive. As long as it conforms otherwise, you'll have to come back. Chairman Arakelian – any Board members on my right-hand side? Michael – (something about the drivers -inaudible) is it 637 – right next to the Market – yes. Alphonse – No. Chris – No questions.

Mr. Mehrman – yes – You mentioned you have the one truck rather deliver van – is that going to be parked on site overnight? No. Sign wise I think we did have a comprehensive sign ordinance that was evoked at that time on the last big approval so I would suggest when you look at it you will probably wind up using the same sign box for your sign. From the stand point of the site itself you talked about site improvements I believe you said repaving and restriping. Mr. Barrettt – its already been restriped but the back is going to be repaved. Mr. Mehrman continues - I think we did miss one item and that's on Monroe, I believe the adjacent street on the Monroe side there is an open pit that definitely has to be taken care of it has been there a while and that is definitely not only a health issue it is a safety issue and it has to be taken care of. Chairman Arakelian – with something like that instead of having that part of this application I will just notify the property maintenance person and have them go over and look at that. Mr. Mehrman – if you wanted to do it like that – that's fine – Mr. Arakelian I'll mention it to the landlord that it came up at the meeting. Mr. Mehrman – but the fence would be part of the resolution – Mr. Arakelian – No I don't think so – again that's being handled – Mr. Mehrmn its being addressed and likewise with the pavement – that likewise is in the same category? Chairman Arakelian yes – and they did do the front as we had requested before they did restripe the property I went there and looked myself and he had replaced the trees that had been killed also. So, he has been working with us. Mr. Mehrman – I'm more concerned about the open pit – Mr. Chewcaskie – where was the open pit – Mr. Mehrman

on the south side on Monroe Street – next to the loading dock they have a pallet – it was a lift that came up. I'm all done. Chairman – you're the best – Mr. Mehrman – thank you. Mayor? (speaking of the disrepair very inaudible speaking very low) Chairman Arakelian - Being that there are no more questions from the Board I would like to entertain a motion to open to the public – Mr. Caslin – Mr. Bartelloni – all in favor aye – any opposed any abstained? Being that there is no one here on behalf of the public I would like to make a motion to close – so moved – same two people – all in favor – aye – any opposed any abstained? Chairman Arakelian - Okay being that there are no more questions for the board from the public and they all must be home waiting for their pizza – I would like to make a Motion on this application Mayor - (with a motion to improve) - Roll call vote please – Mr. Arakelian, yes – Mr. Bartelloni, yes, Mr. Mehrman, yes – Mr. Krey, yes, Mayor Mignone, yes and Mr. Gibbins, yes. Chairman Arakelian – Congratulations and good luck in your new spot.

Mayor Mignone – I want to apologize for the way your family was treated throughout this process - we gave you no process, we gave you no direction, misinformation, wrong information - - fooling around with somebody's livelihood is something we just can't have in this town I am embarrassed personally and I think it's a horrible reflection on the way this Borough operates. I have already spoken with the Council – we need a clear Ordinance, we need better direction down at that Building Department and the Zoning office and we need to be resident and business friendly. We need people who understand their roles and the scope of their authority – so with that again, I am sorry, and I wish you a lot of success in your new location.

Mr. Mehrman – hopefully we will eliminate that parking log jam over there – it was a nightmare.

Mr. Chewcaskie – Mayor just so there is direction so that there is no delay that since there are no repair conditions on this property maintenance that they can open pending the Resolution – okay just in case the Building Department needs direction I can provide that direction based upon what transpired this evening.

Mr. Barrett – Thank you. Good night.

Mr. Mehrman – It's the beginning of the year – we have not received any report last year (inaudible) well let's start on a new foot – Mr. Chewcaskie – we need to get a report as a Zoning Board of all variances that were past, and we need these so we can prepare the annual report. We typically do it and you won't necessarily get it in January you usually get it by March depending on (inaudible) Mr. Mehrman – however we have yet to receive 2017 or 2016 – Mr. Chewcaskie – that one I can't help you with because the duty to report to the governing body and create the report for the Zoning Board for variances that have been granted is so they are aware of zoning regulations that may need attention. Mr. Mehrman – so somebody will advise the Zoning Officer? Mr. Chewcaskie – I'll reach out to Mr. Skerbitz and get the information and we'll coordinate. Mr. Mehrman – thank you.

Mr. Arakelian – Master Plan review – is that coming up this year? So, think about if you want to be a part of that committee (bantering amongst Board as to who was on the Committee) Mr. Arakelian – I

will have Edwin pull the minutes from the January meeting to find out who was appointed to what – this January – no last January. But we should work on that. Mr. Mehrman - Its due this year? – Mr. Arakelina – yes – Anybody else – I'll entertain a Motion to adjourn – so move, second -all in favor aye- any opposed and abstained – meeting adjourned.