

PLANNING BOARD MINUTES  
SEPTEMBER 11, 2011

PRESENT: Chairman Valente  
Mr. Ganci  
Mr. Quaregna  
Mr. Nebbia  
Mr. Caminiti  
Mr. Riede  
Mr. Shim  
Ms. Plasencia

Mr. Schettino announced that the October meeting will be changed to October 6<sup>th</sup> and the November meeting will be changed to November 3<sup>rd</sup>.

A motion was made by Mr. Riede and seconded by Mr. Ganci to approve the change of meeting dates. The roll was called and the motion carried.

FULL GOSPEL YOUNGSAN CHURCH  
1013 VIRGIL AVENUE

Mr. Polinski, attorney for the applicant, requested an adjournment to the October meeting to make some changes to the plans.

A motion was made by Mr. Ganci and seconded by Mr. Riede to approve the adjournment without further notice being required. The roll was called and the motion carried.

MARCH 22, 2011 MINUTES

A motion was made by Mr. Riede and seconded by Mr. Ganci to approve the minutes. The roll was called and the motion carried with Mr. Nebbia and Ms. Plasencia abstaining.

MAY 10, 2011 MINUTES

A motion was made by Mr. Riede and seconded by Mr. Ganci to approve the minutes. The roll was called and the motion carried.

BLESSING CHURCH RESOLUTION

705 GRAND AVENUE

A motion was made by Mr. Riede and seconded by Mr. Nebbia to approve the resolution. The roll was called and the motion carried.

DJJ, INC.  
500-506 BROAD AVENUE

Peter Derm, engineer, was sworn. Mr. Derm stated that the existing structure consists of 5,000 square feet. He stated that the first floor of the site consists of a Korean deli, a barber shop, a dance studio and an abandoned Subway. He stated that there is one medical office on the second floor and a two bedroom apartment on the third floor. Mr. Derm testified that there is no existing parking on the site. He stated that the front and side yard setbacks are preexisting nonconformities as well as minimum rear yard setback, minimum landscaped area and maximum lot coverage.

Mr. Derm testified that they are proposing to renovate 866.78 square feet on the north end of the first floor on the site. Presently the space has no use. He testified that they intend to use the space as a separate retail space, which will then make a sixth operating establishment on the site.

Ms. Testa, attorney for the applicant, stated that the reason they are before the board is that the renovations will exceed \$50,000.00.

Mr. Schettino stated that there are five parking spaces required and none proposed. Mr. Derm testified that the garage door that faces the street is an eyesore and that the renovation will add to the appearance of the downtown area. Chairman Valente stated that he is concerned because of the parking situation.

The meeting was opened to the public. Public speakers present were Mrs. Pentifallo & David Pentifallo. Their concern was the parking issue.

A motion was made by Mr. Caminiti and seconded by Mr. Quaregna to deny the application. The roll was called and the motion carried.

NEW CINGULAR WIRELESS  
540 BERGEN BOULEVARD

Ms. Fairweather, attorney for the applicant, stated that she was told that the landlord would be present at the meeting and yet he has not arrived. Dr. Eisenstein questioned whether the signage that was requested was placed at the site and Ms. Fairweather stated that it had not been done yet.

Mr. Morgan testified that he submitted two reports to Dr. Eisenstein for his review.

Chairman Valente stated that he doesn't see the use to continue with this application until the landlord appears.

A motion was made by Mr. Ganci and seconded by Mr. Caminiti to adjourn the application to the October meeting with no further notice being required. The roll was called and the motion carried.

#### VOUCHERS

A motion was made by Mr. Quaregna and seconded by Mr. Riede to approve the vouchers. The roll was called and the motion carried.

Whereupon, the meeting was adjourned.

Respectfully Submitted,

Susan Taffaro, Secretary