

PLANNING BOARD MINUTES  
JULY 12, 2011

PRESENT: Chairman Valente  
Councilman Jimenez  
Mr. Pfaff  
Mr. Caminiti  
Mr. Quaregna  
Mr. Nebbia  
Ms. Plasencia  
Mr. Riede  
Mr. Shim

NEW CINGULAR WIRELESS  
540 BERGEN BOULEVARD

Mr. Schettino announced that the applicant has requested an adjournment to the next hearing date in order to revise their application. He stated that they are now going to seek approval of what is already existing at the site and then, at a subsequent meeting, will be looking to place the antennas on a building that already has antennas in the area.

A motion was made by Mr. Nebbia and seconded by Mr. Quaregna to approve the adjournment with renote and republication being required. The roll was called and the motion carried with Mr. Pfaff abstaining.

FULL GOSPEL YOUNGSAN CHURCH  
1013 VIRGIL AVENUE

Mr. Polinski, attorney for the applicant, requested an adjournment to the August 9<sup>th</sup> meeting to address some of the issues raised by the board engineer and revise their plans.

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

CHOI  
841 PROSPECT AVENUE

Michael Choi questioned what has to be put in the notice to people within 200 feet. Mr. Schettino stated that the notice must include the date, time and place of the meeting as well as what they are proposing to do and the relief that they are seeking if any. Mr. Schettino stated that he can only inform them what needs to be done and if they are unfamiliar with the process, they should think about hiring an attorney or have their architect assist them with the application and the notice.

Ms. Taffaro explained that, according to the Board of Adjustment secretary, this application was put on the October 2010 Board of Adjustment agenda but Mrs. Choi did not know that she had to appear at the meeting, so it was never heard. She went on to explain that when she received the file in January, it was incomplete due to a survey being submitted from 1903 and it has been an ongoing process to get the Chois to submit what they need to be deemed complete.

**BLESSING CHURCH  
705 GRAND AVENUE**

Mr. Schettino explained that this application was heard before the Board of Adjustment but the resolution was never memorialized. He stated that he has requested that the applicant obtain a copy of the transcript from the hearing so that it can be disbursed to the planning board members for their review and if they feel comfortable with what they have read, the resolution can then be memorialized at the August 9<sup>th</sup> meeting. He stated that if the board members are not comfortable with the application, the applicant will have to reappear before this board and be heard.

**LUPPINO HOMES RESOLUTION  
555 EDGEWATER AVENUE/504 STUDIO ROAD**

Mr. Schettino stated that this resolution is strictly approving the use and bulk variances and not site plan approval.

Mr. Quaregna stated that he wanted it noted that Grand Ridge does have a sidewalk and he would like to see a sidewalk incorporated into this application as well.

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

## VOUCHERS

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

DJJ, INC.  
500-506 BROAD AVENUE

Ms. Taffaro stated that there was an incorrect check submitted with the application for \$2,000.00, which was returned to Ms. DeCarlo, attorney for the applicant.

Du Kweon, officer of the corporation, was sworn. She stated that the premises is a one story brick building consisting of a Subway franchise, which is closed, a barber shop and a Korean deli. She stated that she is proposing to put office space or retail space in the back of the already existing Korean deli. She stated that it is dead space and they are proposing to make approximately \$50,000.00 in renovations.

Mr. Schettino stated that due to the applicant proposing a fourth retail space where there are currently three, that will trigger a parking variance. Mr. Quaregna stated that there is currently no parking available at the site. Mr. Schettino stated that their notice is deficient because it does not state “any and all relief that is requested” and there is now a parking variance that is triggered for the site. Mr. Schettino stated that they will have to renote and come back for the August 9<sup>th</sup> meeting.

Whereupon, the meeting was adjourned.

Respectfully submitted,

Susan Taffaro, Secretary