

**BOROUGH OF LODI PLANNING BOARD
MINUTES – REGULAR MEETING
DECEMBER 9, 2015**

The regular meeting of the Lodi Planning Board was called to order at 7:00 pm by Vice Chairman Fran Carrasco. A flag salute was held and the Open Public Meeting Notice was read. This meeting was tape recorded.

Members Present: Tom Palumbo
Paul Wanco
Marjorie Breitwieser
David Lortz
Michael Apicella
John Baldino Jr.
Fran Carrasco

Joseph A. Russo, Planning Board Attorney
Gary Pappozzi, Planner

Members Absent: Al Norieka
Vincent Martin

A motion was made by Breitwieser, seconded by Apicella to approve the minutes of the November 4, 2015 meeting. Members voting yes to approve were Carrasco, Wanco, Palumbo, Lortz and John J. Baldino Jr.

Application 110415P Raw Fitness, 93 S. Main St. Block 35, Lot 5 & 7. This application was for a CO for the applicant to occupy the premise for the operation of an exercise and fitness center (personal training/kick boxing.) The business will be run by the applicant Brian Giraldo and his fiancé who will be doing the training. Hours of operation will be weekdays 8 am – 6 pm and Saturday/Sunday 8 am – 1:00 pm. Training sessions are by appointment only and last approximately 1 hour. The owner of the building Mr. J. Cuccio stated that there will be 5 parking spaces for use by the applicant. There was no one in the audience to speak for or against this application. A motion was made by Palumbo seconded by Apicella to approve the granting of the CO. Also voting yes to granting the CO were Carrasco, Wanco, Breitwieser, Lortz and John J. Baldino Jr. A temporary CO will be granted until the Resolution is memorialized at the January meeting – all members were in favor.

Application 112415P – Park Ave. Concrete LLC, 169 Kennedy Drive, Block 153 Lot 21. (Mr. Apicella recused himself from hearing this application due to previous business with Mr. Salerno.) The applicant Brian Walsh owner was represented by Mr. J. Salerno. Mr. Salerno told the board members his client was interested in purchasing the above property for storage and construction of fabricating materials used in his business. The purchase would depend upon the approval of the Planning Board. Mr. Walsh told the members that the hours of operation would be 6 am – 6 pm. There would be probably 2 24 – 26' flatbed trucks (used for loading product to be taken to site of construction) 2 fork lifts, and pick-up trucks located on the

property. Several members were concerned about the hours of operation since this area is located next to a residential area. Also, concerns were raised about tractor trailers gaining access to the area since Victor St. is a narrow Street with parking on both sides of the street making it difficult for trucks to enter the area in question. The Board members also had concerns about the hours of operation and explained to the owner since this is next to the residential area the hours would have to conform to the Borough Ordinance of starting time 8 am. After discussing the option changing the starting time the owner said this would be a hardship for him. A motion was made by Lortz and seconded by Palumbo to deny the application. Also voting yes to deny were Carrasco, Palumbo, Breitwieser, and Baldino Jr., *WANCO*
There was no one in the audience to speak for or against this application. *JA*

The resolution for Pezza, 385 Passaic Ave. Block 9, Lot 6 was before the Board to review the news plans requested by the Board Members at a previous meeting. Mr. Frank P. Luciano, attorney for the applicant, explained to the Board there was a slight change in the new plans after they were given to the members which shows access to the storage area in the back from the kitchen and not walking thru the dining area. Several questions were brought up by Board Members concerning the Escrow Account and the non-payment of the last quarter tax bill. The applicant said he would deliver a check for the Escrow Account on Monday (12/14) and that he will take care of the taxes. Mr. Russo informed the applicant that no CO's or building permits will be issued until this matter is taken care of and would be part of the Resolution. A motion was made by Wanco and seconded by Apicella to approve the granting of the CO's with the stipulations listed on the Resolution regarding Escrow and Tax monies. Also voting yes to approve with the stipulations were Carrasco, Palumbo, Breitwieser, and Lortz, John J. Baldino Jr. was ineligible to vote.

The meeting was adjourned at 8:30 pm.

Elaine De Nobile
Secretary

Approved on 1/13/16

John Russo