

**LODI PLANNING BOARD
MINUTES – REGULAR MEETING
JANUARY 13, 2016**

The regular meeting of the Lodi Planning Board was called to order at 7:00 pm by Chairman Al Norieka. 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
Al Norieka

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

Members Absent: Vincent Martin

A motion was made by Lortz, seconded by Wanco to approve the minutes of the December 9th meeting with the correction to add Mr. Wanco's name to the roll call to deny the application for Park Ave. Concrete LLC. Voting yes to accept the minutes with the correction were Carrasco, Palumbo, Breitwieser, Apicella and John Baldino Jr. Mr. Norieka abstained.

Application 122415P 401-407 Passaic Ave. Lodi – Represented by Mr. Frank T. Luciano Esq. The applicant Julio Santana (Elite Barber Shop) is requesting a CO to open a 2 chair barber shop at the above location. Hours of operation will be 8:00 am to 7:30 pm 6 days a week and 2 employees. There will be no external improvements to the building; inside improvements will be the installation of cabinets and chairs. Board members approved the addition of 2 more chairs if needed (total not to exceed 4) any other additional chairs applicant must come before Planning Board for approval. Only signs permitted by Borough Ordinance will be allowed and no flashing signs in windows are allowed. There was no one in the audience to speak for or against this application. Motion made by Palumbo seconded by Breitwieser to approve the application. All members present voted in favor (Carrasco, Wanco, Norieka, Lortz, Apicella, Baldino Jr.

Application 122115P – 258 Westminster Place Lodi, NJ - The applicant owner Ramsey Contreras (Print Factory LLC) is requesting a CO to use the existing building as an office/small

print shop. There will be 2 employees counting the owner and hours of operation will be 8 am to 6 pm. Monday – Friday. There will be no resale at the business. Deliveries to the building and orders shipped to clients will be done by FedEx. Business will print small banners, envelopes and decals. No flammable ink will be used. Equipment consists of Xerox copy machine and a small plotter. Building contains fire alarms. Mr. Caggia owner of the property said he would install interconnected fire alarms to tenants in adjoining apartments to alert them if the fire alarm was to go off in the attached business. There was no one in the audience to speak for or against this application. A motion was made by Apicella, seconded by Breitwieser. All members present voted in favor (Carrasco, Wanco, Palumbo, Norieka, Lortz, Baldino Jr.)

An informal hearing was held with Mr. Barry DeLuca owner of Granite & Marble company at 239 Garibaldi Ave. and owner of the building located at 251 Garibaldi. Mr. DeLuca, in 2014, rented out the front of his building located at 251 Garibaldi to Diniardi Landscape Design Inc. for storage of their landscaping material. On November 12, 2014 a Resolution was memorialized by the Lodi Planning Board. In this Resolution, paragraph 4 was written so one could interpret Diniardi Landscaping had rented the entire building and not just the front. Mr. DeLuca came before the board members tonight so that this error could be corrected and that he could continue to use the back portion of the building as he has done so in the past 25 years plus. Board members agreed that the Resolution should have been for the front portion only and that Mr. DeLuca would still have use of the back for his own granite business. A motion was made by Wanco and seconded by Carrasco to modify the Resolution and to omit paragraph four in its entirety and allow Mr. DeLuca use of entire back of the building as he has previously done. Members voting yes to modify the Resolution were Palumbo, Breitwieser, Norieka, Lortz, Apicella with Baldino Jr. abstaining.

Memorialization of Resolution 112415P – Park Ave. Concrete, 169 Kennedy Drive. Lodi, NJ Block 153 Lot 21 - Motion for the denial Memorialization, Breitwieser, seconded by Lortz. Members for the denial were Carrasco, Palumbo, Lortz, Baldino Jr., Wanco. Norieka and Apicella abstained.

Application 110415P – Rae Fitness – 93S Main St. Block 35 Lot 5, & 7 - Discussion on the failure to comply with directive for improvements to be made requested by members of the Board. Members have not been made by owner of the building. Letter to be sent to owner informing him if requests are not in done within 10 days the temporary CO will be pulled and the Resolution would not be memorialized. Motion made by Palumbo, seconded by Lortz to carry over until February meeting.

A discussion followed by Board Members about lack of information on Applicants forms being submitted.

A motion was made by Wanco, seconded by Palumbo that the Board Members will not hear any applications if forms submitted are not completely filled out by proper officials, and that the tax collector has certified that all taxes on said properties are paid in full. No applications will be heard if tax is not paid. Members voting yes for complete applications. Carrasco, Breitwieser, Lortz, Apicella, Baldino Jr., Norieka.

A motion was made by Palumbo, seconded by Wanco that whenever an Application is heard, the owner must be present to answer any questions Board Members may have. Voting yes for presence of owners at application hearing were: Carrasco, Breitwieser, Lortz, Apicella, Baldino Jr., Norieka

A letter will be sent to Building Department notifying them of the Boards decision in handling of Applications.

Meeting adjourned at 8:35 pm.

Elaine De Nobile
Planning Board Secretary

Approved on 2/10/16

A handwritten signature in cursive script, appearing to read "James Dunn".