

**LODI PLANNING BOARD
REGULAR MEETING
OCTOBER 8, 2014**

The meeting was called to order by Chairperson Al Noreika at 7:00 pm. The open public meeting notice read and the flag salute held.

Members Present : Mr. Wanco
Mrs. Breitwieser
Mr. Lortz
Mr. Norieka
Mrs. Fiduccia

Also Present: Planning Board Attorney Joe Russo
Planning Board Planner Gary Paparozzi
Sharon Salvacion covering for Elaine DeNobile Secretary

Members Absent: Mr. Borelli, Mr. Carrasco, Mr. Palumbo, Mr. Stolz

A Motion was made by Mr. Lortz seconded by Mrs. Breitwieser to accept the minutes of the September 10, 2014. All members present voted in favor.

APPLICATIONS

092614P
Dinardi Design & Construction
251 Garibaldi Ave
Lodi, NJ 07644

Mr. Phil Toronto 253 Boulevard, Hasbrouck Heights, NJ is the attorney representing Dinardi Design & Construction. Mr. Barry Deluca is the owner of the property. Mr. Dinardi was asked by Mr. Toronto what he was going to use the property for. Dinardi it is a 7,000 sq. ft. building. He was going to have an Office, Landscaping Supplies and Storage. It would not be open to the public. The Hours of his operation would be 7:00 A.M. to 4:00 P.M. Monday to Friday and some Saturdays 7:00 A.M. to 4:00 P.M. Some of the equipment will be taken home and some will be stored on the lot. Mr. Paparozzi asked if equipment would be storage inside of the building. Mr.

Dinardi stated that he takes good care of his equipment and would like to keep it inside. Mr. Paparozzi asked if the dumpster that was on the property he was going to keep if so it would have to be fenced in. He also told Mr. Dinardi that the lot would have to be striped for the employees according to the Borough Ordinance. Mr. Paparozzi asked about a gate that was on the side of the building. Mr. Dinardi stated that Mr. Deluca owned that property also and he would let him use it for employees parking and access to the property. Mr. Deluca agreed. There were no further question. No one in the audience to speak for or against this application.

A motion to approve the application was made by the following vote Mrs. Breitwieser motion, 2nd by Mr. Wanco. All members present voted yes to approve this application.

092914P
Ravin LLC
55 Terhune Ave.
Lodi, NJ 07644
Block 126 Lot 3

Mr. Frank Luciano Jr. 147 Main Street, Lodi, NJ is the attorney representing Ravin LLC.

Applications

092914P
Ravin LLC
55Terhune Ave
Lodi, NJ 07644
Block 136 Lot 3

Mr. Frank Luciano is the attorney representing Raevin LLC. He is covering for Mr. P. Luciano. Mr. Luciano stated that Mr. Michael Calbi is the Operating Manager for Raevin, LLC and has been authorized to represent Raevin, LLC in this matter. Mr. Luciano ask Mr. Calbi the when he purchased the property. Mr. Calbi stated in November 2013 as a mix use. Mr. Luciano stated the existing owners utilized the property as a mixed use. (commercial/residential). The property was purchased by the applicant for the sole propose of converting the property to a parking lot for the overflow of parking for Lodi Lanes. Mr. Luciano asked if he had a chance to speak to

PSEG Mr. Calbi stated he did about adding lighting poles to the property. Mr. Calbi stated that there has never been problem with the water runoff. Mr. Luciano asked about the parking spaces. Mr. Calbi stated that the parking lot will have 24 additional parking spaces which will utilized by Lodi Lanes. (58 Terhune Ave) There are presently 101 parking spaces 2 of those spaces will be lost when the parking lot repairs begin, including the installation and maintenance of a dumpster are completed. The applicant intends to do a rough paving for now which will constitute (tarring with rocks). The tarring will be smooth enough so it can be striped for parking spaces. The parking lot will then be totally re-paved and re-striped for parking spaces by the Summer of 2015. Mr. Pappozzi asked if 55 Terhune is going to be restriped and pot holes fixed. Mr. Calbi stated Lodi Lanes parking lot will be repaired. All existing potholes will be filled in and the lot will be re-striped where necessary. Mr. Wanco asked if it was going to be all one lot. Mr. Calbi stated maybe in the future.

There were no further questions. No one in the audience to speak for or against this application.

A motion to approve the application was made by the following vote Mr. Wanco motion, 2nd by Mr. Lortz All members present voted yes to approve this application.

The following Resolution were memorialized

Resolution
090314P
1 Union Street
Lodi, NJ 07644
Block 89 Lot 1.01

A motion was made by David Lortz and seconded by Marjorie Breitwieser to accept the memorialization of the application for Audubon, LLC, 1 Union Street Block 89 Lot 1.01 Voting yes to approve: Paul Wanco, Al Norieka, Paula Fiduccia

There being no further business the meeting was adjourned at 8:15
All in favor to Adjourn

Approved 11/12/14
