

PLANNING BOARD

MINUTES

Regular Meeting October 20, 2025 at 7:03 PM

I. Open Public Meeting Act Legal Notice:

This meeting is being held in accordance with the rules and regulations of the Open Public Meetings Act of the State of New Jersey. Adequate notice of this meeting was provided by forwarding a Sunshine notice which included the time, date and location of this public meeting of the Planning Board. Notice was provided at least 48 hours prior to this meeting.

II. Roll Call – Sandra Bellucci, John Cristiano, Gabe Fiore, Jr., Tom Maleski, Don O’Neill, George Rosko and Rose Marie Teixeira

Absent: Donna Bocchino, Michael Close, Jimmy Kyratzis

III. Also present: Ian Doris, Board Attorney, August Matarazzo, Board Engineer & Planner and Colleen Villani, Board Administrative Secretary.

IV. Salute to Flag

V. Old Business- Gabe Fiore: barrier at bottom of Canterbury, I did speak to them and they were receptive. Tom Malleski the restaurant on Ridge Road is fully restored.

VI. Approval of Meeting Minutes- August 25, 2025

Introduced by: Don O’Neill

Seconded by: Sandra Bellucci

Roll Call: Sandra Bellucci, John Cristiano, Gabe Fiore, Jr., Tom Maleski, Don O’Neill, George Rosko and Rose Marie Teixeira

Approval of Meeting Minutes- September 24, 2025

Introduced by: Gabe Fiore

Seconded by: John Cristiano

Roll Call: Sandra Bellucci, John Cristiano, Gabe Fiore, Jr., Tom Maleski, Don O’Neill, George Roasko and Rose Marie Teixeira

VII. Application(s):

Final site plan approval for a 50,160 square foot warehouse building with accessory storage and parking for SPG 500 Belleville Turnpike Urban Renewal LLC. 500 Belleville Turnpike, North Arlington, NJ 07031 Block 168 Lot 1 & Block 129 Lot 15.

Tom Maleski introduced application.

James Bruno- attorney, represents SPG 500 Belleville Turnpike Urban Renewal LLC. We will have our engineer and architect present this evening.

Ian Doris swore in Zachary Chaplin of Stonefield Engineering 92 Park Avenue Rutherford, NJ 07007. University of Delaware, licensed in NY, NJ, CT., served on many boards in Bergen County.

Tom Maleski approved as witness.

Zachary Chaplin showed & explained exhibit A1- aerial view of site and exhibit A2- colorized site plan. Client has found tenant, a fire sprinkler manufacturer, will store, cut and package. Change is roughly 200 sq. foot larger, drive in door, removed trailer spaces for regular parking and outdoor storage, 2 drive in ramps for forklifts. Added sidewalk, 83.9 impervious due to addition of sidewalk. Curb cuts removed due to grading constraints. Almost identical to what it used to look like.

Present exhibit A3- site change exhibit.

53 parking spaces, was 34

Monument sign

Trash enclosure

Added ADA space

2 EV spaces

Security gate

Minor drainage & grates

Neglia reviewed drainage design, we will work with the State and have worked with wall designer as well.

Don O'Neill: where are vehicles coming in and out?

Chaplin: curb cut for trucks on Porete, 2nd curb cut Belleville Turnpike for cars.

Tom Maleski: if I remember correctly trucks cant make left.

Chaplin: Tenant not really using tractor trailers.

Gabe Fiore: and of tenant changes?

Chaplin: we can do signage; we can work with Neglia on design of sign.

Don O'Neill: traffic horrendous in this area, is there a better way? My biggest concern is the turning going left.

August Matarazzo: can we send all making left going all the way around to traffic light?

O'Neill: that was to be the intent originally.

Chaplin: we will make signage.

August: I'm speaking of larger vehicles, not cars they aren't of concern in my opinion. Left, around Porete Avenue to go back up. Do you have sight distance? Bring that up & show the Board.

Michael Rodriguez, traffic expert, SPG, VP of Development: it will be impossible to make that left, they will be rerouted.

There will be 10 trips per day, usually out by 7AM. Less than 20 shop employees and about 10 office employees.

Presented exhibit A4- site plan distance

Gabe: is there anyone on site that will lay the ground rules? We will enforce it, fines and summons will be issued.

Michael Rodriguez- yes, definitely. We can make sure.

Tom Maleski: gate access?

Michael Rodriguez: it will be locked after hours, knox box will be installed.

Ian swore in Brian Adams, Architect., Temple University, architect since 1993, licenses in PA, NJ & DE.

Tom accepted as a witness.

James Bruno: speak about the fire letter.

Adams: will be installed after adequate testing if needed.

O'Neill: no solar?

Adams: No solar

Tom: screen wall or you won't see it?

Adams: more sight lines

Tom: how many bays now?

Chaplin: 7 loading docks

O'Neill: variances are impervious coverage and lot?

Chaplin: just lot coverage.

Ian Doris: can you tell us what they were and what you're looking for? So everything I have here is what you're looking for?

Chaplin: Setbacks- front yard- 18.2
Side yard- 18.1
Lot coverage- 81.4
And removed parking variance.

Ian swore in Philip Abramson- Planner, 60 Union Street, Newark, NJ. 15 years' experience, started with the firm a decade ago.

Tom accepted as a witness.

Abramson- explained C2 criteria

Ian Doris: on-site storage, outside storage, do we need to request storage for that?

Abramson: no you don't. They need to be customarily incidental. This is a site to keep equipment, in my opinion fits accessory use doctrine.

August: Use would be allowed but need variance 205.39-Borough Code.

Ian Doris: will there be screening?

Chaplin: yes, 25-foot trees, 10 foot retaining wall, it is very well screened.

O'Neill: basically, pipe storage?

Chaplin: yes

XII. Open Public Comments

Introduced by: Don O'Neill

Seconded by: Sandra Bellucci

Roll Call: Sandra Bellucci, John Cristiano, Gabe Fiore, Jr., Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

Dominic Recine, 74 Hamilton Road, representing the Carpenters Union. Is there a plan for local men and women?

Michael Rodriguez: we do provide opportunities for unions to bid on projects.

XIII. Closed Public Comments

Introduced by: Don O'Neill

Seconded by: George Rosko

Roll Call: Sandra Bellucci, John Cristiano, Gabe Fiore, Jr., Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

Tom Maleski: Final site plan with variance for storage and setback.

Introduced by: Sandra Bellucci

Seconded by: George Rosko

Roll Call: AYES: Sandra Bellucci, John Cristiano, Gabe Fiore, Jr., Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

XIV. New Business None

XV. Adjournment

Introduced by: John Cristiano

Seconded by: Don O'Neill

Roll call: AYES: Sandra Bellucci, John Cristiano, Gabe Fiore, Jr., Tom Maleski, Don O'Neill, George Rosko and Rose Marie Teixeira

The next Planning Board meeting is November 17, 2025.