



# BOROUGH OF EAST RUTHERFORD PLANNING BOARD MEETING MINUTES MARCH 11, 2024 - 7:00 P.M.

A meeting of the East Rutherford Planning Board was held on **March 11, 2024** at 7:00 p.m. This meeting was held in compliance with the Open Public Meeting Act, N.J.S.A. 10:4.6., and notice was published in the approved newspapers and on the Borough's website. The meeting was called to order by Chairman Polifronio, followed by the Pledge of Allegiance.

## **SWEAR-IN MEMBERS:**

Councilman Michael Lorusso, Councilman Jason Bulger, Aron Gunkleman and Michael Nappo were sworn in by James Novello, Esq.

## **ROLL CALL**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Carmen Polifronio, Chairman         | <input checked="" type="checkbox"/> Antonio Segalini           |
| <input checked="" type="checkbox"/> Charles Flenner, Vice-Chairman      | <input type="checkbox"/> Jeffery Sanders, Alternate 1          |
| <input checked="" type="checkbox"/> Councilman Michael Lorusso, Class 1 | <input checked="" type="checkbox"/> Michael Nappo, Alternate 2 |
| <input checked="" type="checkbox"/> Francis Joseph, Class 2             | <input type="checkbox"/> Glenn Beckmeyer, Engineer             |
| <input checked="" type="checkbox"/> Councilman Jason Bulger, Class 3    | <input checked="" type="checkbox"/> Ray Tripodi, Planner       |
| <input checked="" type="checkbox"/> Diane Chorazy                       | <input checked="" type="checkbox"/> James Novello, Attorney    |
| <input checked="" type="checkbox"/> Kaz Dabek                           | <input checked="" type="checkbox"/> William Justis, Secretary  |
| <input checked="" type="checkbox"/> Aron Gunkleman                      |  |

## **OLD BUSINESS**

Docket #22-09 263 Hackensack Street.

Mr. Novello announced to the public, Docket #22-09 263 Hackensack Street was a prior application which was addressed in Executive Session, we are carrying this application to the next meeting of the East Rutherford Planning Board, with no further notice.

**DOCKET #22-09 263 HACKENSACK STREET – CARRIED WITH NO  
FURTHER NOTICE TO THE NEXT MEETING**

Member	Moved by	Second	Aye	No	Abstain	Not Present
Polifronio			X			
Flenner			X			
Lorusso					X	
Joseph			X			
Bulger			X			
Chorazy			X			
Dabek	X		X			
Gunkleman					X	
Segalini		X	X			

Motion passed.

**APPROVAL OF MINUTES**

**APPROVAL OF MINUTES FOR JANUARY 8, 2024 MINUTES**

Member	Moved by	Second	Aye	No	Abstain	Not Present
Polifronio			X			
Flenner		X	X			
Lorusso					X	
Joseph	X		X			
Bulger					X	
Chorazy			X			
Dabek			X			
Gunkleman					X	
Segalini	X		X			

Minutes approved.

**APPLICATION COMPLETENESS REVIEW(S):**

**Minor Site Plan Approval with Site Waivers  
Solar Rooftop System  
150 Route 17 North (Lowe's Building)  
Block 104, Lot 1.01**

Mr. Tripodi stated that the application has been Deemed Complete in Beckmeyer Engineer Letter dated March 11, 2024, but the applicant needs to provide a Project Impact Assessment (PIA) before a decision can be made. He recommends a Conditional Completeness based upon applicant's submission of a Project Impact Assessment (PIA) within 10 days.

<b>TO DEEM 150 ROUTE 17 NORTH (LOWE'S BUILDING) SOLAR ROOFTOP SYSTEM MINOR SITE PLAN APPROVAL WITH SITE WAIVERS CONDITIONAL COMPLETENESS</b>						
<b>Member</b>	<b>Moved by</b>	<b>Second</b>	<b>Aye</b>	<b>No</b>	<b>Abstain</b>	<b>Not Present</b>
Polifronio			X			
Flenner		X	X			
Lorusso					X	
Joseph	X		X			
Bulger					X	
Chorazy			X			
Dabek			X			
Gunkleman					X	
Segalini	X		X			

Application deemed conditional complete with the submission of the PIA within 10 days.

**Minor Site Plan Approval**  
**Solar Rooftop System**  
**33 NJ Rte. 17**  
**Block 88, Lot 1.01**

Mr. Tripodi stated that the application has been Deemed Incomplete, the applicant needs to provide a Project Impact Assessment (PIA) and all the required information in Beckmeyer Engineer Letter dated March 11, 2024.

Mr. Segalini excused himself from this application.

<b>TO DEEM 33 NJ RTE. 17 APOLLO SOLAR PARTNERS LLC ROOFTOP MINOR SITE PLAN APPROVAL INCOMPLETE</b>						
<b>Member</b>	<b>Moved by</b>	<b>Second</b>	<b>Aye</b>	<b>No</b>	<b>Abstain</b>	<b>Not Present</b>
Polifronio			X			
Flenner			X			
Lorusso		X	X			
Joseph	X		X			
Bulger			X			
Chorazy			X			
Dabek			X			
Gunkleman			X			

Application deemed incomplete.

**Minor Site Plan and Variance Application**  
**Atlas Sign Industries of Fla, LLC**  
**570-572 Paterson Avenue**  
**Block 24.03, Lot 33**

Mr. Tripodi stated that the application has been Deemed Incomplete, the applicant needs to provide a Project Impact Assessment (PIA) or ask for a waiver and the list of required information in Beckmeyer Engineer Letter dated March 11, 2024. The certification of adjacent property owners list within 200 feet from adjacent Wallington Township along Paterson Avenue.

**TO DEEM 570-572 PATERSON MINOR SITE PLAN APPROVAL  
INCOMPLETE**

Member	Moved by	Second	Aye	No	Abstain	Not Present
Polifronio			X			
Flenner			X			
Lorusso		X	X			
Joseph			X			
Bulger	X		X			
Chorazy					X	
Dabek			X			
Gunkleman			X			
Segalini			X			

Application deemed incomplete.

**OTHER BUSINESS:**

Mr. Dabek asked was there any new information about U-Haul.

Mr. Novello replied nothing has been submitted to the Board.

With no other business before the Board, a motion to close the meeting was made by Councilman Bulger and seconded by Mr. Joseph. All present voted aye. The meeting was adjourned at 7:25 PM.

Minutes prepared by:



Bill Justis, Board Secretary