

Township of South Hackensack  
 PLANNING BOARD  
 October 27, 2011  
 MINUTES

At 7:30 p.m. this meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was provided to The Record and The Herald News and by posting a copy of the meeting notice on the bulletin board in the clerk's office where notices are customarily posted.

The Chairman led the Flag Salute.  
 The Secretary called the Roll.

**Members Present**

Darren Allen	Pat Spadavecchia
Ray DeRiso	Walter Eckel
Al D'Ambrosio	Leo Rossi
Anthony Vigilanti	Frank Cagas
Frank Capolupo	
Elliot Sachs, Boswell Engineering	John Schettino, Esq.

**Minutes**

Eckel **motioned**; Spadavecchia **seconded** to approve the Minutes of July 28, 2011. **All in favor.**

**Correspondence**

Cagas **motioned**; Spadavecchia **seconded** to accept the Correspondence listed and place them in the appropriate files. **All in favor.**

**Old Business**

No Old Business

**New Business**

**PB2011-03**

**Manseva, Inc.**

**434 Route 46 W.**

**Block: 1.01 Lot: 4.19**

**Sign Application**

William Torre, Esq. 456 Boulevard, Hasbrouck Heights, NJ represented the applicant.

Mr. Calvin Weedo, 175 Alpine Drive, Paramus, NJ testified regarding the matter.

Mr. Ravi Gupta, 308 Oakwood Drive, Paramus, NJ testified regarding the matter.

Jeffrey Morris, P.E., Boswell Engineering, Township Engineer testified regarding the matter.

The applicant is proposing to erect a 24" x 196" Subway/Quickmart sign under an existing Flamingo sign. The proposed sign will be two sided and back lighted. The Subway part of the sign will have a green background; the lettering will be white and yellow with a green outline. The Quickmart part of the sign will have a white background and green lettering.

The property was purchased in 1962 and consisted of the Flamingo Night Club and a muffler business. There was one three pylon sign with a sign for each business. Approximately twenty years ago, the size of the sign was reduced to a two pylon sign. Approximately twelve years ago, the muffler sign was replaced with a bagel store sign. If approved, there will be two signs, one for the Flamingo and one for the Subway/Quickmart.

The applicant, Manseva required a sign with the specific colors/design to obtain the Subway Franchise. The inability to install a sign would have resulted in the applicant losing his franchise.

The total number of signs will be reduced from 3 to 2. The applicant shall be required to seek Board approval to add any additional signage to the site.

Spadavecchia **motioned**; D'Ambrosio **seconded** to accept the application.  
**Yes:** Allen, Cagas, Capolupo, D'Ambrosio, DeRiso, Rossi, Spadavecchia, Vigilanti, Eckel.

#### Board Discussion

The board agreed to keep the 2012 Budget the same as the 2011 Budget.

Spadavecchia **motioned**; D'Ambrosio **seconded** to keep the 2012 Budget the same as the 2011 Budget. **All in favor.**

There was discussion regarding 310 Huyler Street, Luigi Bruno. If any changes (from the Planning Board approval) are made by the County Planning Board approval, the applicant would have to come back to the Planning Board for further approval.

ABC Carpet is planning to come back to the Planning Board for further approval for their signs.

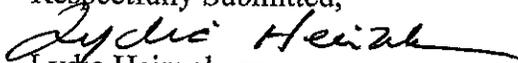
#### Open to Public

No Comments

#### Closed to Public

At 8:17 PM, Allen **motioned**; Eckel **seconded** to adjourn. **All in favor.**

Respectfully Submitted,

  
 Lydia Heinzelman  
 Secretary

October 27, 2011