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CHAIRMAN GARIP:

MR. MECCA: /EUFPLT.

MR. MECCA:

CHAIRMAN GARIP: All rise for the
Pledge of Allegiance (done).

CHAIRMAN GARIP: Good evening,
everyone.

Good evening person.

In could /ARD once the public law nun
Type 75, Chapter 231, of the open public meetings act
this planning board of the city of Hackensack will
conduct a public hearing this evening, Wednesday,
July 12, 2023, third floor Council Chambers, City
Hall, 65 Central Avenue.

Hackensack, at 7:00 p.m.

The purpose of this meeting is to
consider the items that are listed on the docket and
if possible render formal decisions. The order of
these applications may be modified by the board at
its discretion. First is roll call please.

MR. DIB: Here will.

MR. MARTUCCI: Here.

MR. ALLEGRETTA: Here.

MAYOR LABROSSE: Here.

1 DEPUTY MAYOR CANESTRINO: Here.

2 MR. CONTINI: Here.

3 MS. SOLOMON: Here.

4 CHAIRMAN GARIP: Here. Thank you.

5 The second item on the docket is the
6 payment of the bills as submitted /#-6789D do I hear
7 a motion.

8 MR. DIB: I'll offer.

9 MR. MARTUCCI: Second /H.

10 MR. DIB: Aye.

11 MR. MARTUCCI: Aye.

12 MR. ALLEGRETTA: Aye.

13 MAYOR LABROSSE: Aye.

14 DEPUTY MAYOR CANESTRINO: Aye.

15 MR. CONTINI: Aye.

16 MS. SOLOMON: Aye.

17 CHAIRMAN GARIP: Aye. Thank you.

18 The third item on the dock set street a
19 project alone of the minutes of June 2023 meeting. Do
20 I here a motion to approve those minutes.

21 MAYOR LABROSSE: I'll offer.

22 MR. ALLEGRETTA: I'll second.

23 MR. DIB: Aye.

24 MR. MARTUCCI: Aye.

25 MR. ALLEGRETTA: Aye.

1 MAYOR LABROSSE: Aye.

2 DEPUTY MAYOR CANESTRINO: Aye.

3 MR. CONTINI: I was not here but I did
4 read them, April contain, I'll abstain.

5 MS. SOLOMON: Aye.

6 CHAIRMAN GARIP: Aye. Thank you. We
7 have four memorializations this evening. So and I
8 know that Mr. Mecca, you submitted a resolutions.

9 MR. MECCA: Yes.

10 CHAIRMAN GARIP: Accordingly. So
11 everybody has them.

12 MR. MECCA: A copy, there's two /EBGS
13 tense shops of time for approval and two
14 presentations that were done by Fran, one was the
15 Sears Aldi and Safelite site area in need of
16 redevelopment and the second was the amendment to the
17 rehabilitation Main Street redevelopment plan.

18 CHAIRMAN GARIP: Yes, okay.

19 MR. MECCA: Those are put forward.

20 CHAIRMAN GARIP: Let's do the memorial
21 lie /-GS /-S the /TPEURBLS one was the DMR Architects
22 it was a preliminary investigation as an area in need
23 of redevelopment, we've done this a couple of times,
24 I think: It was Block 405, lots 314, block 1 spot 03,
25 also known as Sears, 58 /TKE and Safelite sites. Do I

1 hear a motion to memorial lie ash.

2 MR. DIB: I will offer.

3 MR. MARTUCCI: Second /H of.

4 MR. DIB: Aye.

5 MR. MARTUCCI: Aye.

6 MR. ALLEGRETTA: Abstain.

7 MAYOR LABROSSE: Aye.

8 DEPUTY MAYOR CANESTRINO: Aye.

9 MR. CONTINI: /AB I abstain.

10 MS. SOLOMON: Aye.

11 CHAIRMAN GARIP: Aye.

12 CHAIRMAN GARIP: I assume that the
13 mayor has gotten this already.

14 MR. MECCA: What?

15 CHAIRMAN GARIP: Didn't we vote to. We
16 voted.

17 DEPUTY MAYOR CANESTRINO: Yes, we did.

18 CHAIRMAN GARIP: So it went there.

19 MR. MECCA: Yes, it is just to memorial
20 lie what we did.

21 CHAIRMAN GARIP: But we voted to send
22 it to the council.

23 MR. MECCA: Correct.

24 CHAIRMAN GARIP: For review and
25 approval. So I'm just asking if it actually /TPOT

1 there.

2 The second memorialization was of, it
3 was an extension of approvals, I think this was the
4 one where he was asking for both forgiveness and
5 approval. 137 aye 141 Essex Street, it's Dennis /TKE
6 oh /HRE a esquire site plan 19-21 variance 19-21,
7 Meridia Hackensack, that Meridia at the station urban
8 renewal. Do I hear a motion to memorial lie that may
9 aye I'll off serious.

10 MS. SOLOMON: Second.

11 MR. DIB: Aye.

12 MR. MARTUCCI: Aye.

13 MR. ALLEGRETTA: Aye.

14 MAYOR LABROSSE: Aye.

15 DEPUTY MAYOR CANESTRINO: Aye.

16 MR. CONTINI: Abstain.

17 MS. SOLOMON: Aye.

18 CHAIRMAN GARIP: Aye.

19 So that's also forgiveness and approval
20 extension.

21 MR. MECCA: That was the one that was
22 the.

23 MR. MARTUCCI: It was six months.

24 MR. MECCA: No, we gave it to July 14,
25 2024.

1 CHAIRMAN GARIP: All right.

2 DEPUTY MAYOR CANESTRINO: There's been
3 all kinds of issues there and some of it was in part
4 by the city, so that was the reason.

5 * CHAIRMAN GARIP: Okay. /-PL the
6 third memorialization was a presentation again by D
7 the M R proposed amendment to the downtown /RE mill
8 /TAGS plan. It was some technical approvals that we
9 had to cleanup, rehabilitation plan. Do I hear a
10 motion to aye medical ally action.

11 MR. DIB: I'll offer.

12 MR. MARTUCCI: Second.

13 MR. DIB: Aye.

14 MR. MARTUCCI: Aye.

15 MR. ALLEGRETTA: Aye.

16 MAYOR LABROSSE: Aye.

17 DEPUTY MAYOR CANESTRINO: Aye.

18 MR. CONTINI: Abstain.

19 MS. SOLOMON: Aye.

20 CHAIRMAN GARIP: Aye. Thank you.

21 And finally, the last memorialization
22 was another request for extension of board approvals,
23 this was 19 Mercer Street, this was Jason Tuvel, site
24 plan 23 days 19, variance 23-19, /PHER /ER lost /-S
25 303 lot 14.

1 MR. MECCA: This is the wasn't that was
2 only until January.

3 CHAIRMAN GARIP: Oh, that's right. I
4 remember that, yeah, for whatever reason.

5 MR. MECCA: They had actually come, I
6 looked through the record, they had come in last
7 year, it wasn't Mr. Tuvel, it was his partner, alone
8 /HREUS son, I forget her last name, anyway, therapy
9 had gotten an extension and this is the second /EPB
10 technician. So but they're only asking for six
11 months basically.

12 CHAIRMAN GARIP: Yes.

13 MR. MECCA: So until January, so I
14 guess they're ready to go.

15 CHAIRMAN GARIP: That's going to be
16 some building. That's incredible the structures.
17 All right do I hear a motion.

18 MR. DIB: I'll offer.

19 MS. SOLOMON: Second.

20 MR. DIB: Aye.

21 MR. MARTUCCI: Aye.

22 MR. ALLEGRETTA: Aye.

23 MAYOR LABROSSE: Aye.

24 DEPUTY MAYOR CANESTRINO: Aye.

25 MR. CONTINI: Abstain.

1 MS. SOLOMON: Aye.

2 CHAIRMAN GARIP: Aye. Thank you. Is
3 there any old but necessary, Mr. Mecca, anything?

4 MR. MECCA: No.

5 CHAIRMAN GARIP: Anybody on the board.

6 MR. MECCA: I can't recollect anything.

7 MAYOR LABROSSE: Something knew I want
8 to discuss.

9 CHAIRMAN GARIP: It's not new business
10 yet. It will be in a second.

11 MAYOR LABROSSE: I'm going to be.

12 CHAIRMAN GARIP: Any new business.

13 * MAYOR LABROSSE: Bridget, could you
14 come up here real quick. We have a new tattoo parlor
15 in town which we allowed. So we talked about the
16 piercing. The piercings are banned in the City of
17 Hackensack. You can't get piercing, which is a big
18 thing today. What direction did we take to amend
19 that ordinance?

20 MS. McLAUGHLIN: Then we have to have
21 the Downtown Plan amended.

22 CHAIRMAN GARIP: It specifically says
23 no piercings?

24 MS. McLAUGHLIN: Yes, in the
25 definitions.

1 MR. ALLEGRETTA: Is there an age to it?

2 MS. McLAUGHLIN: No. It's my
3 understanding, before I was here, that people didn't
4 want tattoos and that we were going to try it. And
5 then we tried it and that first group were very good,
6 behaved, and I don't even know they're there,
7 honestly. So that's the best kind of tenant, really.

8 And then the second group came in from
9 an established business in Saddle Brook right there
10 on 53 Main Street, and they're an established
11 business, they have a following, and they do the
12 piercings as well in their other establishment.

13 MAYOR LABROSSE: So they're basically
14 sending people out of town for a service they should
15 be able to get in here. So can we forward before
16 with whatever we need to do?

17 MS. McLAUGHLIN: Sure, we can do that.

18 DEPUTY MAYOR CANESTRINO: We probably
19 overlooked it, not realizing the piercings are
20 linked, so we should just fix it.

21 MS. McLAUGHLIN: Yes.

22 MAYOR LABROSSE: When you walk down the
23 street, half of the people have piercings, not that I
24 love them, but it's their right to have them. I
25 don't think you can get your ears pierced.

1 MS. SOLOMON: Right.

2 MS. McLAUGHLIN: This is a different
3 kind of piercing.

4 MR. MECCA: Make a note, we can allow
5 piercings, so we have to have a meeting.

6 MS. McLAUGHLIN: What happened is Fran
7 is going to have to come and do like he did, the same
8 thing you're approving tonight. He's got to do
9 another amendment, and as we know, they're a living
10 document.

11 MAYOR LABROSSE: Let's do it and
12 anything else you can think of, we'll do them all at
13 once.

14 MR. CONTINI: On that vein.

15 MS. McLAUGHLIN: Because another thing
16 /TH Inc. that /PWAOERL going to, he's going to amend
17 it is going to be conditional uses, certain
18 conditional uses, so the timing is okay anyway.

19 MR. CONTINI: Since we're talking about
20 amending something, where do we stand on the sugar
21 bar issue.

22 MAYOR LABROSSE: That's more of a state
23 issue than anything else.

24 MS. McLAUGHLIN: Yes.

25 MAYOR LABROSSE: That's not so much us,

1 that's state laws.

2 MR. CONTINI: I'm talking about
3 allowing a /SEUG car lounge without alcohol.

4 MS. McLAUGHLIN: You're allowed to do
5 tastings in a retail establishment right now.

6 MAYOR LABROSSE: You can go and smoke
7 your /SEUG /TKPWARL in side of a cigar place.

8 Really Ralph you mean a retail cigar
9 place.

10 MAYOR LABROSSE: Yes, if you have a
11 retail establishment, you can have seats and people
12 can smoke, it's called a tasting.

13 MR. CONTINI: Do we have that.

14 MAYOR LABROSSE:

15 MS. McLAUGHLIN: The intent is that
16 you're trying the product.

17 MAYOR LABROSSE: So you can buy it.

18 MS. McLAUGHLIN: So you can buy it and
19 it's a retail use, yes.

20 MR. CONTINI: But the combination of
21 that with the bar and liquor, that's the problem,
22 that's a totally separate issue.

23 MS. McLAUGHLIN: That's not per that it
24 had as my understanding.

25 CHAIRMAN GARIP: By the state or.

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MS. McLAUGHLIN: By the state.

CHAIRMAN GARIP: How does the brick house /TKPW*ET it.

MAYOR LABROSSE: Grandfathered roll.

MR. CONTINI: /PHOPB at the cries /TA has it.

MS. McLAUGHLIN: That's been there forever.

MAYOR LABROSSE: Brick house is grandfathered. You have the place in Englewood, so /TPE as, so /TPE as you can go downstairs, have a steak dinner, cocktail and smoke a cigar.

MR. CONTINI: So that's grandfathered, correct.

CHAIRMAN GARIP: Speaking of smoking and drinking, I did, I understand and I'm sure mayor and Deputy Mayor may have a better view on this, I understand the state is thinking of liberalizing the liquor license law.

MAYOR LABROSSE: Yes, Murphy is actually working on our side now, seeing how it's controlled by the liquor lobbyists and box stores, you know, the more tons of the world.

CHAIRMAN GARIP: People own the liquor licenses.

1 MAYOR LABROSSE: We have a half a
2 million dollars and they can afford a half a million
3 dollar like /HROR license, a mom and pop shop can't
4 afford that.

5 MR. MECCA: All those people will that
6 purchased those licenses.

7 MAYOR LABROSSE: It's the only time I've
8 seen the government protect your investment.

9 MR. DIB:

10 MR. MARTUCCI: The only time, that is.

11 CHAIRMAN GARIP: They're thinking of
12 making.

13 MR. MARTUCCI: And taxing the.

14 CHAIRMAN GARIP: They're thinking of
15 making that specific to a location as opposed to a
16 portable liquor license so that there's two classes
17 essentially. So protect the value of the existing.

18 MS. McLAUGHLIN: It will be the
19 municipalities that issues the sub lines.

20 MAYOR LABROSSE: That's alike or permit,
21 not a liquor license, that's a bill we put through
22 the assembly and it stalled in the Senate for /-FRPB
23 /-S unrelated to liquor.

24 MS. McLAUGHLIN: That's terrible.

25 MAYOR LABROSSE: By the politics

1 example.

2 DEPUTY MAYOR CANESTRINO: Catch that
3 would be very specific to downtowns.

4 MAYOR LABROSSE: And Hackensack was the
5 pilot across the state for that.

6 DEPUTY MAYOR CANESTRINO: An you had to
7 pay a certain fee every year and part of the money
8 went to the people who own the old liquor licenses.

9 CHAIRMAN GARIP: So what does he want
10 to sign now.

11 MAYOR LABROSSE: 80 percent of the
12 money, the licensing, went to existing liquor license
13 holders in that zone so they couldn't say they were
14 getting hurt. But in reality, liquor licenses create
15 competition. If you go to Riverside Square, there's
16 tenor 11 liquor licenses in there, it's hard pressed
17 to get into one of those restaurants. Think about
18 it.

19 MR. CONTINI: Okay /TKPWRELT /TRET the
20 American dream, there's 15 of them.

21 MS. McLAUGHLIN: And these small mom
22 and pops can't afford these liquor licenses.

23 MR. ALLEGRETTA: Are you /TKES, red
24 /-LS.

25 MS. McLAUGHLIN: I think one of the

1 restaurants is trying to do something where they get
2 a license to sell wine, meaning they got to sell the
3 whole bottle with, like we go to dinner and we buy a
4 bottle.

5 CHAIRMAN GARIP:

6 MAYOR LABROSSE: We're the only states
7 where you can't get a beer and wine license, New York
8 State has had them for years.

9 DEPUTY MAYOR CANESTRINO: And they're
10 trying to do the brewery reform too.

11 MAYOR LABROSSE: The problem with
12 bringing your own bottles, you can only bring beer
13 over wine, not hard like or, if you want to bring a
14 bourbon /TAPBD have a bourbon you should be able to
15 do that. The .

16 CHAIRMAN GARIP: What is the bill, what
17 is the detail of the current bill.

18 MAYOR LABROSSE: It knows the a bill
19 /KWHRET, he's trying to push it through but let /-S
20 getting battled hard by lib /E it's.

21 MR. MECCA: Through the Chair, through
22 the Chair, can we adjourn the meeting so she doesn't
23 have to take that down. Can we just adjourn the
24 meeting so that Kim doesn't /STR to.

25 CHAIRMAN GARIP: Any other open the

1 meeting to the public alone.

2 MR. DIB: So moved.

3 MR. MARTUCCI: Second.

4 MR. MECCA: All those in favor?

5 (Chorus of ayes.)

6 MR. MECCA: Any opposed?

7 (No response.)

8 CHAIRMAN GARIP: Motion to close the
9 public portion.

10 MR. DIB: Offer.

11 MR. MARTUCCI: Second.

12 MR. MECCA: All those in favor?

13 (Chorus of ayes.)

14 MR. MECCA: Any opposed?

15 (No response.)

16 CHAIRMAN GARIP: Meeting is adjourned.

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