

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
MARCH 24, 2010
MEETING START 7:30 P.M.**

MEETING START: 7:40 PM

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

Members Present: James Cirillo
 Ronald Anzalone
 George Carrion
 Alan Soojian
 James Avillo
 Chairman Joseph Olivelli

Members Absent: Richard Bolan
 Steven Gerard
 AJ Joshi
 Anthony DiBlasio
 William Lenihan
 Anthony Pasqua

Also Present: Board Attorney, Brian T. Giblin
 Board Clerk, Susan Gerber

APPROVAL OF MINUTES:

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: March 18, 2010. From: Job & Job Engineering. Re: 26 Beech Street.

Date: March 24, 2010. From: NJPO. Re: Affordable Housing. State Planning Conference for April 23, 2010.

APPROVAL OF RESOLUTIONS:

APPLICANTS:

Property Owner: Cheuk, Chan Kai & Pi Ling Cheng 2010-3-3-P-6

Applicant: Pan Guoqing D/B/A Yummy-Yummy Restaurant

45 Liberty St

Block 76, Lot 3

Informal Site Plan Application. Vacant. Chinese Restaurant to same business. New business owner.

Mr. Dennis Francis, Esq. on behalf of the applicant. This was a Chinese Restaurant and is closed at this time. His clients are the proposed tenants. They would own and operate the business named Yummy Yummy. Ms. Yan Chen was sworn in to translate from Chinese to English and English to Chinese. Mr. Pan Guoqing was sworn in through translation. Mr. Pan would be the owner of the business and would rent the property with a lease. He would also do the cooking; there would be 3 other employees. They would be open 7 days. Hours would be 10:30 am to 10:00 pm. They would serve lunch and dinner. There would be no changes to the inside. The landlord is to fix the leak in the ceiling. It needs to be cleaned up. It's a great location and he needs a little cleaning up outside. No sign change just a name change. They have a board of health meeting scheduled. The board of health department is advising them what needs to be done with the hood along with the grease trap. Mr. Cirillo stated that they need to clean up outside. Mr. Avillo asked if there were two restrooms for the public. Mr. Francis stated there are one for the employees and one for the public. Chairman Olivelli stated that he spoke with the board of health chair and he wants to make sure the new tenants correct all the imperfections, violations and citations and they hold all of the health standards up to the maximum. Mr. Pan stated he would. Mr. Anzalone stated the window coverage. Mr. Francis stated there are no windows. Mr. Carrion stated to have the property maintenance inspector go and do an on-site inspection done. The board also would like a letter sent to the property owner to keep the building up to code inside and outside. There are 5 tables with 4 chairs at each table. Totaling 20 seats. The menu would be the same. There is mostly takeout. Chairman Olivelli opened questions to the general public. No one approached. Closed to the public. Chairman Olivelli entertained a motion to approve or deny the application. Motion was made by Mr. Cirillo, second by Mr. Soojian. Roll Call: Mr. Anzalone, yes-Mr. Cirillo, yes-Mr. Soojian, yes-Mr. Avillo, yes-Mr. Carrion, yes-Chairman Olivelli, yes.

Chairman Olivelli stated if a member can not make a meeting do not call him and to call the board clerk.

ADJOURNMENT: 8:00 PM