

MINUTES
 PLANNING BOARD MEETING
 THURSDAY – JUNE 4, 2015 - 7:30 PM
 315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	X			
Chief Frank Cerasa, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Communications

- A. Copy of Letter from County of Union to Mr. John Wiley, Esq. ref: Fourth MPPL Realty, Block 97, Lot 3
- B. Letter from Rich O'Connor dated April 3, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51, Completeness Review
- C. Letter from Rich O'Connor dated April 3, 2015 ref: AZ Holding, Block 38, Lot 81, Completeness Review
- D. Letter from Rich O'Connor dated April 13, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51
- E. Letter from Rich O'Connor dated April 14, 2015 ref: AZ Holding, Block 38, Lot 81, Technical Review
- F. Letter from Rich O'Connor dated May 4, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51, Technical Review Letter #2
- G. Letter from Rich O'Connor dated May 15, 2015 ref: AZ Holding, Block 38, Lot 81, Technical Review Letter #2

A motion to dispense with the reading of the communications was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

4. Minutes

A motion to approve the minutes of April 2, 2015 was made by Mr. Laezza and seconded by Mr. Koch. All Ayes.

5. Sub-Divisions

A. AZ Holding Company, Madison Hill Road, Block 38, Lot 81

The applicant has asked for an adjournment until our August meeting.

B. Lettini Builders, 551 & 559 Madison Hill Road, Block 40, Lots 50 & 51

John Wiley, attorney for the applicant, presented the application and stated that it is a conforming subdivision. The sites each have a single family home on them. The one property will be resubdivided. The one house will remain and the other will have 4 new lots that will conform. They have received approval from the County of Union

Mr. Nick Sotos, Project Engineer, was sworn in. A motion to accept as an expert was made by Mr. Koch and seconded by Mr. Laezza. All Ayes.

Exhibit A-1 – Colored Site Exhibit

Exhibit A-2 – Colored Site Exhibit

Mr. Sotos stated that there are 90,573 square feet in total. The property is in the R150 zone which requires property to be 15,000 square feet. They plan to re-subdivide for a total of 4 new lots. Lot 50, which is the larger of the lots, has a single family home. This home will be demolished. Lot 51 has a single family home which will remain. This property will be reduced to 17,380 square feet. The four proposed lots will range in size from 15,025 – 24,624 square feet. All lots will be in total compliance. They will front along Hartman Court except the existing home which will remain fronting on Madison Hill Road.

Mr. Sotos stated that the storm water quality and quantity will be provided in accordance with NJDEP storm water management rules for a major development.

Each lot will have a 1000 gallon 271 CF drainage basin with direct over flow to the street storm sewer to care for roof drainage.

Each lot will have driveway permeable pavers to care for all driveway drainage representing 932 Cf storage.

All residual drainage will be received by the existing Hartman Court storm sewer system. Downstream properties will not be affected by this improvement.

Due to the utility and landscaping congestion, sidewalk is not proposed along the western side of Hartman Court. In accordance with the township ordinance, the applicant will donate into the township sidewalk fund.

They have obtained an LOI delineating a wetland boundary at the extreme southerly portion of the site. They have received soil conservation approval from the Somerset-Union Soil Conservation District and also Union County.

As far as landscaping, all trees that were planted for the previous subdivision will be relocated to avoid conflict with driveways.

There is an existing sanitary sewer that they will connect to.

Mr. Koch asked if the storm water requires any filter or cleanout. Mr. Sotos stated that they do not. They are achieved by the impervious pavers.

Mr. Koch asked about the roadway size. Mr. Sotos stated that it is 28 feet. They cannot widen it. Mr. O'Connor stated that 28 feet is allowed by the state standard. Mr. Koch asked why there are not sidewalks proposed. Mr. Sotos stated that there are a few manholes that are located where a sidewalk would be. Mr. O'Connor stated that there is a sidewalk on one side of the street.

Mr. Sotos stated that there is a 12 foot utility easement for electric, hones, etc.

A motion to open the meeting to the public for questions of Mr. Sotos was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for questions of Mr. Sotos was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

Mr. Laezza asked if they will comply with all Rich O'Connor's letters and comments. Mr. Sotos stated that they will comply with whatever need to be done as the application moves along.

A motion to approve the application as proposed was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Altman, Triola, Olear.

6. New Business

A. Ruby Application, Madison Hill Road

Mr. Laezza stated that one of the brothers have sold the property. He stated that there should be 2 separate performance bonds since the two brothers are separate at this time.

A motion for 2 separate performance bonds was made by Mr. Koch and seconded by Mr. Altman. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Altman, Triola, Olear.

7. Old Business

A. Just Plain Daves property

Mr. Curcio asked if anything has been happening with the lot where Just Plain Daves was. Mr. Laezza stated that the Mayor has had discussions with the real estate agent

and is working on it. The auto repair show was using the property as a car lot so that is why the fence was put up.

8. **Public Session**

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

9. Next Meeting

Aug 6

Sept 3

10. Adjournment

A motion to adjourn the meeting was made by Mr. Mazarella and seconded by Mr. Curcio. All Ayes

MINUTES - PLANNING BOARD

Meeting of June 3, 2015

WORKSHOP PORTION. Ms. Anderson called workshop portion of the meeting to order at 7:35 PM.

1. COMMUNICATIONS:

None

2. MINUTES:

Motion to adopt the minutes of May 6, 2015 (as amended) was made by Commissioner O'Connor, seconded by Ms. Murray and passed on voice vote.

3. RESOLUTIONS OF MEMORIALIZATION

Applicant #PBA-15-00003:

Rosa Tavares, Applicant

286 Burnside Avenue, Block 408, Lot 19, R-5 Zone

To permit minor subdivision approval to create two new lots with less than the minimum required lot width for a corner lot (§136-30, Attachment 1, Schedule 1).

After discussion, a motion to adopt the resolution approving Application PBA-15-00003 (as amended) was made by Commissioner O'Connor, seconded by Ms. Murray with the following voting in favor of the motion: Ms. Anderson, Ms. Murray, Ms. Steinbach, Mr. Aschenbach, Commissioner O'Connor, Mayor Kalnins, and Ms. Pedde.

4. OLD/NEW BUSINESS

Review of Uses by zone spreadsheet was reviewed by Commissioner O'Connor and Mr. Hudak will possibly be available for consideration at the next meeting.

Workshop portion adjourned at 7:55 P.M.

PUBLIC HEARING - ROOM 107

1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Ms. Anderson called a public meeting of the Cranford Planning Board to order on June 3, 2015 at 8:00 P.M. In Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Della Serra announced that this meeting is a regularly scheduled meeting as contained in its annual schedule adopted by the Planning Board and published in the designated newspaper as soon as possible after the Board's reorganization meeting. In accordance with the terms and conditions of the Open Public Meetings Act, adequate notice of this meeting's agenda has been provided through publication specifying the time,

place and matters to be discussed/heard with the agenda having been filed with the Township Clerk and posted on the municipal bulletin board where such notices are normally posted as required. Formal action may be taken.

2. FLAG SALUTE

3. ROLL CALL

Members Present:

Ms. Anderson
Ms. Murray
Ms. Steinbach
Mr. Aschenbach
Commissioner O'Connor
Mayor Kalnins
Ms. Pedde

Members Absent:

Ms. Feder
Mr. Taylor

Alternates Present:

Mr. Petrucci
Ms. Didzbalis

Alternates Absent:

None

Also present:

Richard Brightman, Esquire filling in for Nicholas Giuditta, Esquire; Ruthanne Della Serra, Administrator/Scribe, Robert Hudak, Zoning Officer.

1. Applicant #PBA-15-00002:

Homaz, LLC, Applicant

16 and 18 Lincoln Avenue West, Block 473, Lots 46 and 47, R-5 Zone

To permit minor subdivision approval to construct two new two-family homes with less than the minimum required lot width for lot that contain two-family uses (required 70.00 feet, proposed 69.98 feet) (§136-30, Attachment 1, Schedule 1).

Communications consisted of the following with same being received and reviewed by the applicant who waived formal reading.

1. DRC Memo;

2. Traffic and Safety memo;
3. Environmental Commission report;
4. Engineering Department memo;
5. Cranford Fire Department report;
6. Cranford Heath Department memo;
7. Letter from County of Union.

Walter K. Abrams, Esquire appeared on behalf of the applicant.

James Watson, EKA Associates, Appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert witness in the field of land surveying and planning.

Housekeeping matter re: plans - maximum lot coverage for building coverage - zone change is 30% - did not reprint the plans. New schedules distributed to the Board that replaces general requirements of the plans.

Lot line adjustment plan reviewed. Located in R-5 two-family residential zone. Only two variances: lot width and based on shortage distance between two lot lines. Lots presented, sheet 2: is existing line that is to be moved to center the two lots, side lines are parallel – shortest distance is 69.98 feet when 70 feet are required.

Existing conditions – explained structures on lots before proposal. After lot line adjustment, will construct two two-family homes that will comply with all other requirements.

Questions posed by the Board ascertained the following:

Confirmed applicant has reviewed reports with most recommendations applying to new construction and if approved, would obtain building permits for second house.

Lot 47 has building that is already under construction and house on lot 46 will be raised. Drainage plan has been approved by engineer and not requesting any waivers as meets all storm water management requirements. Did submit drainage calculations and all have been approved. General explanation provided although Mr. Watson did not prepare that aspect of the plan. Rationale explained with before and after construction calculations provided and reviewed by engineer. Everything that is being proposed will conform to today's bulk requirements with the exception of the lot width. Old frame garage.

There were no further questions by members of the Board.

Austin Hood, developer, appeared and was sworn in. Regarding the existing garage, is intention to have it removed but was waiting for approval prior to demolition of the garage as well as the existing house. Clarified both garages will be demolished.

Ms. Anderson opened the application to the public for questions, with no one appearing and the matter was referred back to the Board.

Ms. Anderson opened the application to the public for comments with no one appearing and the matter was referred back to the Board.

DELIBERATION OF Applicant #PBA-15-00002:

Homaz, LLC, Applicant

16 and 18 Lincoln Avenue West, Block 473, Lots 46 and 47, R-5 Zone

To permit minor subdivision approval to construct two new two-family homes with less than the minimum required lot width for lot that contain two-family uses (required 70.00 feet, proposed 69.98 feet) (§136-30, Attachment 1, Schedule 1).

Ms. Anderson reviewed the testimony presented.

Member quantified no vote is due to reservation as to drainage submission and believes the engineer who prepared the storm water management system should have been present to provide testimony.

Motion to approve Application PBA-15-0002 was made by Commissioner O'Connor with the following conditions:

1. Condition that garage be demolished;
2. Will adhere to all recommendations contained in the Engineer report

The motion was seconded by M, Murray with the following voting in favor of the motion: Ms. Anderson, Ms. Murray, Ms. Steinbach, Commissioner O'Connor, Mayor Kalnins, Ms. Pedde, Mr. Petrucci and Ms. Didzbalis. Voting in opposition to the motion: Mr. Aschenbach

5. PUBLIC PORTION

NONE

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:19 P.M.

Kathleen Murray , Secretary

PLANNING BOARD BOROUGH OF FANWOOD

Regular Meeting

June 24, 2015

7:30 PM

OPENING STATEMENT

ROLL CALL

MINUTES:

November 28, 2012

May 27, 2015

NEW BUSINESS:

Block 77, Lot 3 (deck)

3 Winfield Place

Deitch

RESOLUTIONS:

CORRESPONDENCE:

COMMITTEE REPORTS:

OTHER DISCUSSION:

OPEN TO PUBLIC:

ADJOURNMENT:

NEXT MEETING DATES: July 22, 2016

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of June 24, 2015

Chair Stephen Greet called the meeting to order at 7:30 p.m. and stated the following:

Meeting Notice:

Pursuant to the Open Public Meeting Law, this is to state for the record that adequate notice of this meeting has been provided to the public by publication in the Cranford Chronicle and by filing of said notice in the office of the Municipal Clerk. This is a regularly scheduled meeting of the Board.

MOMENT OF SILENCE AND SALUTE TO THE FLAG

ROLL CALL

Present: Stephen Greet, Mayor Charles Lombardo, Bruce Paterson, William Nierstedt, Paul Tarantino, Michael Vena, Robert Scherer, Kathleen Villaggio, Gene Jannotti, Patricia Quattrocchi, (Alt II) Steve Napolitano (Alt III), Timothy Hak, (Alt IV)

Absent: None

Excused: Craig McCarrick (Alt I)

Also present were Board Attorney Donald Fraser, Planner/Engineer Victor Vinegra from Harbor Consultants and Board Secretary Adele Lewis.

MINUTES

- **MINUTES OF THE MAY 27, 2015 MEETING**

On a motion by Kathy Villaggio and seconded by Gene Jannotti, the Board voted by general consent to adopt the minutes of the May 27, 2015 Planning Board meeting.

RESOLUTIONS

Determination that **Block 211, Lot 6 - 75 North Ave** meets the statutory criteria pursuant to NJSA 40A:12A-1 et seq. in order to deem it "In Need of Redevelopment" pursuant to the Review of report entitled Preliminary Investigation Report for the Redevelopment Study of Garwood Paperboard Property dated February 2015. **(Public Hearing held March 25, 2015)**

On a motion by Kathy Villaggio and seconded by Mike Vena, the Board voted Affirmative (7) Michael Vena, Stephen Greet, Kathleen Villaggio, Robert Scherer, Gene Jannotti, Patricia Quattrocchi, Bruce Paterson, the Planning Board adopted the resolution recommending to the Governing Body that Block 211, Lot 6 with a property address of 75 North Avenue (identified as 93 North Ave on building) meets the statutory criteria pursuant to NJSA 40A:12A-1 et seq. upon review of the Report entitled Preliminary Investigation Report for the Redevelopment Study of Garwood Paperboard Property dated February 2015 and should be determined to be an area in need of redevelopment.

Determination that **South Ave. Block 401 & 403** meets the statutory criteria pursuant to NJSA 40A:12A-1 et seq. in order to deem it "In Need of Redevelopment" pursuant to review of report entitled SOUTH AVE. Block 401 & 403 Area in need of Redevelopment Investigation Report – **(Public hearing held May 27, 2015)**

On a motion by Gene Jannotti, and seconded by Kathy Villaggio, the Board voted Affirmative (7) Michael Vena, Stephen Greet, Kathleen Villaggio, Robert Scherer, Gene Jannotti, Patricia Quattrocchi, the Planning Board adopted the resolution recommending to the Governing Body to designate Block 403 & 401 South Avenue as an area in need of redevelopment. And that it meets the statutory criteria pursuant to NJSA 40A:12A-1 et seq. upon review of Preliminary Investigation Report for the Redevelopment Study of Block 403 & 401 South Avenue.

APPLICATION

Bill Nierstedt stated that he had made a contribution to the capital campaign of the church and was therefore recusing himself from hearing the application and left the dais.

Case #PB15- 02 **325 Second Ave** Block 111 Lots 10 & 18 *General Business Zone*
Applicant: Church of St. Anne
Site Plan Approval for an addition and parking lot modifications

Robie Woods, R.A. was present on behalf of the applicant. Board Attorney Fraser raised two procedural issues. He questioned if an attorney was present on behalf of the applicant as the property is owned by the Archdiocese of Newark, which is likely a corporate entity. Mr. Fraser further questioned whether Father Villanova, as pastor of the Church of St. Annes was authorized to sign the application providing owners consent on behalf of the Archdiocese of Newark.

Mr. Fraser stated that he had no issue with Mr. Woods presenting as an expert witness in the field of architecture.

Mr. Fraser recommended that the application be carried to the next meeting without further notice so the applicant can consider the questions raised

On a motion by Kathy Villaggio and seconded by Gene Jannotti, the Board voted Affirmative (9) Mayor Lombardo, Stephen Greet, Bruce Paterson, Michael Vena, Kathleen Villaggio, Robert Scherer, Gene Jannotti, Paul Tarantino, Patricia Quattrocchi, the Planning Board voted to carry the notice for 325 Second Avenue- Church of St. Annes to the July 22, 2015 Planning Board meeting without further notice given or required.

INTERPRETATION

Inquiry on parking requirements for change of use for a tenant at the Garwood Mall, South Ave

Victor Vinegra stated that he had been asked to make a determination regarding the change of use in the Garwood Mall from the existing Dress Barn to a proposed Auto Zone. Mr. Vinegra read the relative section of the ordinance, Section 106-95(B) and noted that there were specific permitted uses. He also referenced the Standard Industrial Code Book and read the groupings. Most of automotive uses are permitted in the industrial zone, but not in the Community Commercial zone. As he was uncertain, Mr. Vinegra requested the interpretation. He added that when the ordinance was crafted, these types of automotive retail stores did not exist. Mr. Tarantino asked of parking was a

consideration. Mr. Vinegra stated that if auto zone is considered retail the parking is sufficient; however sometimes automotive retail might morph into other uses.

Mr. Fraser summarized that the determination to be made is whether Auto Zone is a retail use and therefore permitted in the CC zone or an automotive use therefore prohibited.

Alexander Tafro, Esq. Fidelity Management, LLC, 641 Shunpike Road, Chatham, NJ passed out photos and stated that this is a retail use classified under Code 55-31. He reiterated that the parking is sufficient.

Frank DeVito, Auto Zone manager was sworn and stated that Auto Zone is strictly retail with no service in NJ. He stated that this is a ‘glorified supermarket’ which sells items for automobiles. He continued that on rare occasion an employee may assist a customer with changing a windshield wiper blade. He added that most parts are not sitting on the shelf but rather in storage. More than half the store is an open field in which customers can purchase off the rack as any other retail operation. He cited the hours of operation and stated that this is a low-impact use and noted that traffic would be less. Mr. Fraser stated that this testimony was not appropriate as Mr. DeVito is not an expert in the field of traffic. The Board asked questions of trash removal, service provided in the parking lots, and the Auto Zone website and if any machine shop work would be preformed.

Questions from the Public: There were no questions

MARKED INTO EVIDENCE:

Mr. DaVito submitted a package of photos which were marked A-1.

Sal Davino, principle of the Garwood Mall was sworn and read excerpts of the lease citing “any lawful retail purpose’ and read the conditions of the lease. He continued that the lease will be terminated if the tenant does not comply. Mr. Davino stated that he has owned the Mall for a long time and prides himself on keeping it nice and orderly. He researched Auto Zone prior to entering into the lease and found them to be responsible. He will police the situation and utilize the termination clause if warranted. The Board noted that while the lease expressly prohibits the retailer from service in the parking lot, there is nothing that prohibits the Auto Zone customers from preforming service to their cars in the parking lot. Mr. Fraser inquired what mechanism Mr. Davino would employ to prohibit customers from service. Mr. Davino stated that he does police the mall and is very mindful of the effect of any tenant on the entire mall. He monitors the trash removal, safety and aesthetics. He will not permit the changing of batteries in his lot. Mr. Vena stated that he feels that this is more retail oriented but Auto Zone will have little control on what happens in the parking lot. Mr. Davino stated that as the landlord of the Garawood Mall for 33 yrs., he sends notices to ‘problem tenants’ and has active enforcement. Mr. Davino performed 10 site visits to an Auto Zone in Ridgewood prior to entering into this lease. He added that Auto Zone is a first class retail store.

The Board discussed the service component of the Auto Zone with some board members expressing concern regarding customers preforming repairs in the parking lot. Mr. Vena referenced the Auto Zone company website which states assistance is provided to the customer for diagnostic service. He also noted that he had made visits to the Elizabeth

store and witnessed various types of repairs being done in the parking lot without any policing. Kathy Villaggio stated that she can see both sides of the determination and had concerns about the advertising on the Auto Zone website; she is concerned about car hoods being up at the Mall. Stephen Greet stated that he feels this is a retail use and expressed safety concern if repairs were performed in the parking lot which is heavily traveled. Mr. Vena inquired if this Auto Zone location was unique as it is situated in a shopping mall type setting rather than the typical stand-alone store. Mr. Nierstedt thanked Mr. Vinegra for bringing this to the Board to discuss the nuances of this tenant. He feels it is a retail use but Auto Zone should be put on notice as to what can and cannot be done in the parking lot which would enable the Zoning Officer to enforce the regulation. Bruce Paterson and Robert Scherer stated that they feel this is a retail use.

Comments from the Public –

Mary Wanca stated that she was disappointed to see Dress Barn leave the Garwood Mall. Mr. Davino stated that they were moving to Clark to be around other apparel stores.

*On a motion by William Nierstedt and seconded by Robert Scherer, the Board voted Affirmative (6) Mayor Lombardo, Bruce Paterson, William Nierstedt, Stephen Greet, Robert Scherer, Gene Jannotti, Negative (1) Mike Vena Abstention (2) Kathy Villaggio, Paul Tarantino with a determination that Auto Zone, the tenant for the Garwood mall which will replace Dress Barn is a retail use and not an automotive use subject to the condition that **no service** will be performed in the parking lot.*

NEW BUSINESS

Bill Nierstedt stated that the council will be putting out an RFP for the Redevelopment Plan but the Planning Board will make the decision to hire a planner.

Invitation to the Public to Address the Board

Stephen Greet asked if anyone would like to address the Board- there were no comments.

*A motion was made by Gene Jannotti and seconded by William Nierstedt to move into Executive Session to discuss litigation before the Board. * Bruce Paterson left the meeting.*

EXECUTIVE SESSION- 8:45pm- 9:05 pm.

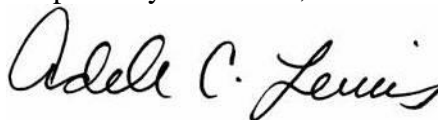
The Board reconvened to public session after Executive Session.

CLAIMS- There were no claims presented for payment.

ADJOURNMENT

There being no further business, the Board adjourned 9:15 p.m.

Respectfully Submitted,



Adele C. Lewis, Board Secretary

**Planning Board Minutes
Borough of Kenilworth
June 11, 2015**

The meeting began with an affirmation of the Open Public Meetings Act. The schedule of meetings is on file in the Borough Clerks' office, was posted on the bulletin board, and has been mailed to the Cranford Chronicle, the Kenilworth Leader, and the Star Ledger.

Pledge of Allegiance was led by Rich Picerno.

Roll Call: Present: Mr. Picerno, Ms. Bogus, Mr. A. Pugliese, Mr. Candarella, Mr. Cuppari, Mr. Mazzeo, Mr. Grimaldi, Mr. Costa. Mr. Klemm and Mr. Manee were absent.

Approval of April 9, 2015 Minutes

Motion was made by Mr. Candarella, seconded by Mr. Pugliese. All in favor.

Approval to pay Recording Secretary

Motion was made by Ms. Bogus, seconded by Mr. Pugliese. All in favor.

Communications: Ms. Bogus reported that several applications that were supposed to be heard this evening, Maslenko and Moreno will be rescheduled for July 9th if they follow through with all the paperwork correctly. The reason why they are not being heard is that they published it incorrectly in the paper.

A letter was received from Merck dated 6/1/15 from Ms. Dawn Green, Principal Environmental Engineer.

Resolutions:

Application #4-18, Great Atlantic & Pacific Tea Company, 801 Boulevard, Block 179, Lot 7.01, S-C Zone District.

Motion made by Mr. Candarella, seconded by Ms. Bogus to approve resolution for **Application #4-18.**

Roll Call: Mr. A. Pugliese voted yes, Mr. Candarella voted yes, Mr. Cuppari voted yes.

Mr. Picerno said we will swear in some of our new Board Members and after that we are going to go into an Executive Session and then come back out to talk about the Neri case, new business and things like that. Because we have to get our other members in here at this particular point.

Oath of Office

Mr. Bongiovanni administered the Oath of Office to Mr. Costa and Mr. Grimaldi.

Motion was made by Mr. Picerno, seconded by Mr. Candarella to nominate Ms. Bogus for Vice-Chair.

Roll Call: Mr. Picerno , Ms. Bogus, Mr. Candarella, Mr. Cuppari, Mr. Mazzeo, Mr. Costa, Mr. A. Pugliese.

Ms. Bogus thanked the Chairman, the members and the professionals for nominating her and supporting her, she greatly appreciates it

Mr. Picerno said Madonna has done a fantastic job as secretary and she will remain the secretary. He asked Madonna where does she want to sit on the dais?

Mr. Picerno said the Board will go into an executive session to take care of some business and then we will come back out to speak about the Neri amendment.

Motion was made by Ms. Bogus, seconded by Mr. Pugliese to go into an Executive Session.

8:15

Motion was made by Mr. Pugliese, seconded by Ms. Bogus to open the meeting.

Mr. Picerno said before we talk about what just went on in the Executive Session, he has to retract a little bit and have a roll call for the A&P Resolution.

Roll Call: Mr. Candarella, Ms. Bogus, Mr. Picerno, Mr. Cuppari, Mr. Mazzeo all voted yes.

Mr. Picerno said they were just in an Executive Session some of the things that were discussed in there are going to pick-up by our Planning Board Attorney Mr. Bongiovanni.

Motion was made by Mr. Candarella, seconded by Mr. Cuppari to Open the Meeting to the Public.

No one wished to speak.

Motion was made by Mr. Candarella, seconded by Mr. Cuppari to close the meeting to the public.

Adjournment

Motion was made by Mr. Pugliese, seconded by Ms. Bogus to adjourn the meeting.

Respectfully Submitted,

Kathleen Moschitta, Recording Secretary



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
William Toth, Vice Chairman

PLANNING BOARD MEETING AGENDA
THURSDAY, AUGUST 6, 2015 AT 7:30 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, N.J. 07060

I. CALL TO ORDER

II. OPEN PUBLIC MEETING STATEMENT

"This meeting has been duly advertised in accordance with the Open Public Meetings Act, 10:4-6 et seq. The annual schedule of board meetings has been published in The Courier-News and The Star Ledger. In addition, copies of the notice have been posted in the City Clerk and Planning Division offices. This is a regularly scheduled meeting of the Board."

III. ROLL CALL

IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS - Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

V. MINUTES - none

VI. RESOLUTION MEMORIALIZATION(S)

VII. DEVELOPMENT APPLICATION(S)

- 1) Muhlenberg In Need of Redevelopment Study
- 2) South Avenue Gateway Redevelopment
- 3) Capital Improvement Program
 - Public Works (City Yard)/Engineering/Recreation

VIII. OLD BUSINESS

Discussion of draft Council resolutions amending old redevelopment plans

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday August 20, 2015**; September 3; September 17; October 1; October 15; November 5; November 19; December 3; December 17, 2015

NOTE 2: The Board will not hear any cases after 10:30 p.m. All documents are available for inspection at City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For any questions and/or comments please call (908) 753-3486 or email rosalind.miller@plainfieldnj.gov

PB meeting agenda 8/6/2015

BOROUGH OF ROSELLE



PLANNING BOARD

REORGANIZATION MEETING

AGENDA

Wednesday, January 7, 2015 7:30 p.m.
Roselle Borough Hall
210 Chestnut Street
Roselle, NJ 07203

The Planning Board of the Borough of Roselle has scheduled a Reorganization Meeting for Wednesday, January 7, 2015 7:30 p.m. prevailing time in the Municipal Chambers at Borough Hall.

1. Meeting called to order.
2. Reading of notice in compliance with Open Public Meetings Act.
3. Roll Call.
4. Oath Of Office - Appointment of 2015 Members
 - a. David Brown, Class II Member - term expiration 12-31-15
 - b. Andrea Staten, Class III Member – term expiration 12-31-15
5. Communications, reports, and administrative matters.
 - a. Establishment of 2015 Meeting Calendar
 - b. Designation of official newspapers for notice during 2015 calendar year
 - c. Nomination of Chairman (one-year term to expire December 31, 2015)
 - d. Nomination of Vice-Chairman (one-year term to expire December 31, 2015)
 - e. Nomination of Secretary (one-year term to expire December 31, 2015)
 - f. Appointment of Board Attorney (one-year term to expire December 31, 2015)
 - g. Appointment of Board Planner (one-year term to expire December 31, 2015)

- h. Appointment of Board Engineer/Traffic Engineer (term 2014)
- 6. Approval of Minutes: **November 5, 2014**
- 7. Escrow Funds.
 - i. Genova, Burns, Giantomasi, Webster
Application of Roselle Golf Course Redevelopment Project # PB-07-10-13 - Invoice Numbers 267264
 - ii. Maser Consulting, P.A.
Application of Roselle Golf Course Redevelopment Project # PB-07-10-13 - Invoice Numbers 256802 253541 251134 260327
- 8. Resolutions
- 9. New Business.
- 10. Old Business.
- 11. **Announcements/Open to the Public for comment.**
- 12. Motion to adjourn.

THE FOLLOWING NOTES OF THE MEETING ARE NOT INTENDED AS A VERBATIM TRANSCRIPT BUT RATHER AS A SUMMARY OF THE TESTIMONY AND ACTIONS.

MINUTES
MEETING OF THE PLANNING BOARD
OF THE TOWNSHIP OF SCOTCH PLAINS
WEDNESDAY, MAY 27, 2015

The Chairman, Mr. Graziano, opened the meeting with the following statement:

“Adequate notice of this meeting has been provided by the Issuance of Notice of Regular Meetings of the Planning Board during 2015 in compliance with the Open Public Meetings act, Chapter 231, P.L. 1975. Notice was given by mail to THE SCOTCH PLAINS TIMES, THE STAR-LEDGER, THE COURIER NEWS, and by hand to the Municipal Clerk for posting on the Municipal Bulletin Board.

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilman DelSordi
Mr. Doyle
Mrs. Flood
Mayor Glover

Mr. Graziano
Mr. LaCosta
Mr. Thompson

Absent: Mr. Checchio, Mrs. Coronato, Mr. Polhamus and Mrs. Samuel

Also Present: Evans C. Anyanwu, Esq., Paul Kittner, PP, Dave Atkinson, PE, Angela Buonantuono, Certified court Reporter and Barbara Horev, Planning Board Secretary.

APPROVAL OF MINUTES

It was moved by Mrs. Flood and seconded by Mr. Thompson to adopt the minutes of the April 27, 2015 meeting of the Planning Board.

~All Aye~

CITIZENS UNAGENDIZED STATEMENTS

None

OLD BUSINESS

Juanita Dinizo

1920 Bartle Avenue
Block 1501, Lot 12

Continuation of Hearing of April 13, 2015

Attorney for the Applicant:

Richard Cohen, Esq.
Schiller and Pittenger

Expert Witness:

James Watson, PP
EKA Associates

Mr. Cohen stated that they had just about finished their testimony for their client, Mrs. Dinizo, and the Board had requested a planning report which has been submitted by Mr. Watson.

The Chairman opened the hearing to the Board Members. There being none, the hearing was opened to the public.

There being no one at this time with any questions the hearing was closed.

Mr. Doyle addressed the planning report submitted by Mr. Watson. He noted it was based on the Municipal Land Use Law, 40:55D-2, f,c,i,m. Mr. Doyle felt that these provisions apply to the people composing the act and making amendments. It was his concern that while the applicant has brought forth his proofs, it does not apply to the purposes of the act, even though planners, attorneys and engineers do cite it often.

Mr. Watson addressed the concerns of Mr. Doyle and stated that everyone does that for every case presented. He felt that this is a better plan than the possibility of constructing a large new home on the property which would be out of character with the neighborhood. He added that in this case the positives outweigh the negatives, such as promoting the downtown, master plan looking for foot traffic, etc; and his opinion was that the positives substantially outweigh the negatives in the application.

Mr. Kittner, the Board's Planner, stated that in this C-2 flexible variance the Applicant has to show in the positive criteria that special reasons exist that advance the goals of zoning so he could be meeting that part of the criteria.

Mr. Anyanwu added that the Board must find that the approval will actually benefit the community and will be a better alternative for the property. It is incumbent on the Applicant to present the request within the guidelines of the MLUL, and it is in the Board's discretion to accept that representation.

Mrs. Flood commented that she has been around the two municipal lots and something built on this empty lot would be better. She recommended that if the Board votes favorably on the application the residents of the proposed building should be required to use the furthest rows of parking from the library. No spaces should be reserved for 1920 Bartle Ave. Residents should acquire an overnight parking permit and if there are any parking ordinances changed in the future, they would abide by them. Since there was testimony that handicapped access would be from Lot 2, so the loading zone should not be in Lot 2, but in front of the building with appropriate signage. If the property is sold in the future a single-family home should be constructed. Trash, recycling, fencing should be done on the subject property and the outside lighting should be worked out with the rescue squad so it would not shine in their adjacent building.

Mr. Watson responded that parking is very hard to enforce unless spaces were numbered. The daily deliveries to the commercial unit will probably be in vans or small trucks and there is no parking on the side of the proposed lot on Bartle Ave., but there is parking on the opposite side which would require an ordinance to paint a loading zone area and they could pursue that. The fence would be pulled back onto the Applicant's property. He noted that they would be able to slide the building back slightly they could get a handicapped access concrete walk from the rear.

Minutes – Planning Board

May 27, 2015

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Mr. LaCosta noted that at the last hearing he requested Mr. Watson to delineate the end of the lot. There are several spaces in Lot 2 that face the property in question that are reserved for the rescue squad, as well as 3 spaces in the last aisle. It was his thought that one or two of those spaces could be relocated and create in that end one ADA compliance space gaining handicapped accessibility to the proposed building. Mr. LaCosta questioned the architectural design of the building and Mr. Watson replied that the final building plan would be close to what was submitted. Mr. LaCosta then questioned the attorney on the possibility of charging an applicant for maintaining requested parking spaces as part of their tax bill and Mr. Anyanwu thought there would probably be a problem with setting a precedent. Mr. Cohen agreed stating that unless you enforced that against all the properties using the municipal lot, it would be illegal.

In answer to a question from Councilman DelSordi, Mr. Watson noted that there are dumpsters located in the lot which the building owners chip in to pay for garbage disposal and he did not think the proposed site would generate a lot of garbage or recycling. He suggested that the town should re-think how the garbage is handled and get something workable for all.

Mr. Graziano hoped that the Township would now look at the parking in the downtown and possibly come up with a solution to the parking issue.

Mayor Glover wondered if another dumpster constructed possibly by the Applicant which wouldn't put the burden on the other property owners and taxpayers and Mr. Watson replied that his client would be willing to construct another dumpster area. The Mayor also reiterated that he would really like to see both garbage and recycling done on the Applicant's property. The witness replied that the easiest way would be to increase the amount of pickups for the garbage which his client would be more than happy to contribute to.

Mr. Doyle commented that he did not feel that there was sufficient testimony by the Applicant that the existing parking would be adequate and the count that Mr. Watson submitted also showed that during certain times parking would be at its peak. He opined that the parking seemed too intense for the uses proposed and there should be some sort of onsite garbage disposal which could possibly mean scaling down the size of the proposed building. Mr. Watson answered that if the parking had to conform to an odd peak time you could never have any development with that tremendous parking need. He added that the proposed building is less intense than the other existing buildings in the downtown and every other request for parking that came before the Board received approval.

Mr. Watson submitted A-2, a copy of the survey which was marked into evidence. After listening to concerns of the Board, Mr. Watson agreed that they would construct an additional dumpster enclosure, if needed.

The hearing was opened to the public

Ed Fiedler, President of the Scotch Plains Rescue Squad submitted two pictures of trucks blocking the driveway so no ambulances or cars could get out and these were marked O-1 and O-2. Mr. Fiedler stated that the area of concern is the two parking spots located behind the rescue squad making it impossible for an ambulance to maneuver out. He noted that he would like to move the five rescue squad spots back to the original easement plan that was given to them in 1987. They were given ten spots on the westerly side of their building and the then, Mayor, Alan Augustine asked if they would move five spaces to where they are now which they agreed to. He also noted they have their own dumpster which they pay for.

The public hearing was closed

It was moved by Mr. LaCosta to approve the application including the two variances with the following conditions which was seconded by Mr. Graziano:

1. The applicant will return with final building plans to the planning board for approval
2. The applicant will make arrangements regarding the garbage and recycling.

Mr. LaCosta added that he has gone through parking Lots 1 & 2 and he agrees with Mr. Watson that there are spots available at non-peak times.

Vote on Motion

Councilman DelSordi	Nay	Mr. Graziano	Yea
Mr. Doyle	Nay	Mr. LaCosta	Yea
Mrs. Flood	Nay	Mr. Thompson	Yea
Mayor Glover	Nay		

The application was **denied**

ADJOURNMENT

Chairman Jeff Tiger called the meeting to order at 7:00 PM. The meeting was held in the Municipal Building with the following planning board members present: Mayor David Barnett, Committeeman Rich Huber, Mr. Chris Capodice, Mr. David Amlen, Mr. Andrew Schwartz, Raj A. Saadeh, Vice Chairwoman Sharon Kessel and Chairman Jeff Tiger. Mr. Mike Disko, Mr. Paul Schneier and Mr. Joseph DeJohn were absent.

OPEN PUBLIC MEETINGS ACT

Chairman Jeff Tiger read the following statement into the record: **Adequate notice has been given in accordance with the Sunshine Law. Notice was published on December 11th, 2014 in the Union County Local Source, the official newspaper for the Township of Springfield and posted in the Municipal Building on December 30th, 2014**

FLAG SALUTE

Chairman Jeff Tiger led the flag salute.

MINUTES APPROVAL

Mayor David Barnett made the motion to approve the March minutes. Committeeman Rich Huber seconded the motion. All in Favor – AYE – Motion Passed. Mr. Andrew Schwartz and Mayor David Barnett abstained.

RESOLUTIONS

**APPLICATION #4-2015-S
SPRINGFIELD PROPERTY DEVELOPERS II
521 MOUNTAIN AVENUE
BLOCK 2902 LOT 60**

***PRELIMINARY AND FINAL MAJOR SUBDIVISION
4 SINGLE FAMILY HOMES***

Mr. Glenn Kienz explained that there were some corrections most of which were typos and they were corrected.

Mr. David Amlen made the motion to approve the resolution and Vice Chairwoman Sharon Kessel seconded the motion. ROLL CALL – Mr. David Amlen – YES; Vice Chairwoman Sharon Kessel – YES; Mayor David Barnett – YES; Committeeman Rich Huber – YES; Mr. Andrew Schwartz – YES; Mr. Chris Capodice – YES; Mr. David Amlen – YES; Mr. Raj A Saadeh – YES; Chairman Jeff Tiger – YES. Motion Passed.

Chairman Jeff Tiger stated that a letter was sent to the governing body in regards to the redevelopment project. Chairman Jeff Tiger asked if there were any comments on the letter from the Board and or the Governing body.

1. TOWNSHIP OF SPRINGFIELD
AMENDMENT TO THE MASTER PLAN
ADOPTION OF THE NATURAL RESOURCE
INVENTORY (NRI)

PUBLIC HEARING

Mr. Sam Mardini stated that the above matter needs to be adopted to be part of the Conservation element of the Master Plan.

Mr. Bob Michaels explained that the NRI was done originally in 1976 and this one will document some additions to the original and he is comfortable with it.

Mr. Bob Michaels stated that in 1997 Master Plan, there is a conservation element that will be updated to include the Natural Resource Inventory (NRI).

Mr. Glenn Kienz stated that he spoke with the Rutgers consultant and this is a two-step process. This will be amendatory and then Mr. Bob Michaels will need to go into it a little more. There is a magic date here and it should be finished by June 9th. If the consultant needs to edit it, she will have time to edit it. We need to authorize Mr. Bob Michaels to help us comply and tidy things up.

Mr. Andrew Schwartz referred to page 64 of the NRI. In the second amendment in the medicine disposal part, the verbiage is not correct.

Mr. Sam Mardini mentioned that the Township is trying to get certified with Sustainable Jersey. There are points received with having the NRI adopted part of the Conservation Element of the Master Plan. Being certified Township with "Sustainable Jersey" would provide opportunities for the Township to receive future grants. Mr. Glenn Kienz suggested that he reads a resolution into the record to make it official.

Chairman Jeff Tiger opened the meeting to the public. No one was there to speak.

Mr. Glenn Kienz stated that the Springfield Planning Board is adopting and memorializing on April 7th 2015 the resolution that is amending the Conservation Plan element of the Master Plan to include the Natural Resource Inventory (NRI). The Land Use Board is in receipt and reviewed a report entitled Natural Resource Inventory 2015. The Board gave the proper notice where as a public meeting was had and open to the public.

Mr. Andrew Schwartz stated that reference to the "Land Use Board" should be changed to "Planning Board".

Committeeman Rich Huber made the motion to approve and Vice Chairwoman Sharon Kessel seconded the motion. ROLL CALL – Committeeman Rich Huber – YES; Vice Chairwoman Sharon Kessel – YES; Mayor David Barnett – YES; Mr. Chris Capodice – YES; Mr. David Amlen – YES; Mr. Andrew Schwartz – YES; Mr. Raj A Saadeh – YES; Chairman Jeff Tiger – YES. Motion Passed.

2. Courtesy Hearing
Beth Lipmann

Streetscape Project

Ms. Beth Lipmann introduced herself as the Executive Director of the Springfield Community Partnership. Ms Lipmann explained that she was happy to speak publically about this project. The Business Improvement District (BID) has been working with Keller and Kirkpatrick Inc on a streetscape plan for the project along Mountain Avenue.

Ms. Lipmann handed the Board a picture. In looking at the picture you can see how the bricks are laid and the colors. The Township applied for a grant to do this streetscape work but unfortunately we were not awarded the grant. The plan will be for the commercial areas along Mountain Avenue. The sidewalks are narrow, so the design is simple. They would like to get everyone's opinions on the lighting. There are a couple of options. The pavers are going to be more traditional in character. If they lease the lights through JCP&L there is a small selection but if they are purchased it gives them more room for design.

Ms. Lipmann continued. There are three different benches to go along the road. They would like feedback. They come with a set with planters etc. Where there are restaurants, they would like to dine outside with good quality tables and chairs.

Ms. Lipmann is hoping that the design scheme will continue throughout Morris Avenue.

Ms. Lipmann stated that the maintenance will be included in the BID budget and not have the property owners responsible for it. They will need to meet with the property owners.

Ms. Lipmann doesn't expect feedback immediately but would appreciate any comments in the near future.

Ms. Lipmann stated that they won't force the property owners to use their tables but it will be up for discussion.

Mr. Sam Mardini stated that there is a Café ordinance that they allows outdoor seating. One of the conditions of the ordinance is that they need to use heavy tables. The township has to enforce this.

Mr. Sam Mardini stated that although it's a County Road, the Township is 100 percent responsible for the right of way. The County reviewed this paroproject and they are OK with it and are supportive of it.

Mr. Glenn Kienz stated that this is terrific! As you are getting everything together you should have a KIT of Hearts – meaning that as they are compiling details it should all be catalogued. It will be easier for the property owners to look back and forward with design standards.

Mr. Art Elias stated that they are preparing that book.

Mayor David Barnett stated that this is being paid for from the merchant's taxes NOT residential taxes.

ORDINANCE SUB COMMITTEE FINDINGS

Vice Chairwoman Sharon Kessel stated that they worked on some things that needed special attention. The first one was the variance fees. They have not been revised since 1993. The fees will be increased to \$250 for the application fee and \$300 for the escrow fee. If there are multiple variances then the escrow fee for the second will be \$200 and for each additional will be an additional \$100.

Another area that needs to be defined was the definition of fast food. Mr. Bob Michaels is going to look up a definition and report. Sometimes its defined as Table Service and sometimes it is defined as to how long it takes to get the food.

There was a revision to Non-Conforming Structures. Currently it reads "Acts of God" only. They opened it up and added voluntary changes of the structure.

Regarding the section of street names - they are going to leave it to the developer to make a recommendation and the Planning Board will approve or deny.

Mr. Bob Michaels stated that the committee wanted to meet before something is drafted.

Chairman Jeff Tiger opened the meeting to the Public.

Martha Borowark who resides at the Senior Citizen Housing on Independence Way spoke. Ms. Borowark stated that they have a huge cat problem. Committeeman Rich Huber confirmed that they are working with the Millburn Animal Control to resolve the issue. It's not a Planning Board issue but a Health Department problem. BUT Anthony Cancro is working with the agencies.

Mr. Raj A Saadeh stated that he is the Board of Health Attorney and the meeting will be held tomorrow.

Mayor David Barnett stated that next Tuesday there will be a public discussion on the Downtown Redevelopment at 6 PM.

ADJOURNMENT

Mr. Andrew Schwartz made the motion to adjourn and Mr. David Amlen seconded the motion. All in Favor – AYE!

Jennifer Amend Law

Board Administrator