

PLANNING BOARD
TOWNSHIP OF WEST CALDWELL
ESSEX COUNTY, NEW JERSEY

CONFERENCE MEETING MINUTES
February 24, 2014

Chairman Mudd called the meeting to order at 7:51 PM and read the opening statement.

ROLL CALL

Members present: Mr. Martorana (via Skype), Mayor Tempesta, Mr. Mudd, Mr. C. Smith, Ms. Marchetti and Councilman Wolsky, Mr. Palmisano.

Members absent: none

Advisors present: Gregory J. Castano, Jr., Esq. and Tamara Bross.

MINUTES January 13, 2014, approved.

NEW APPLICATIONS

P13-24, Original Bagel, 2 Fairfield Crescent, Block 1504, Lot 1, M-2 Zone; Property Owner 2 Fairfield Crescent, LLC; Site Plan with Variances approval for refrigeration equipment to be placed in side yard and on the roof. Present was Michael Rubin Esq., for completeness review. Mr. Charles Stewart submitted revised plans and these changes were presented to the Board. The Board Engineer stated the following: burden is on the applicant to show that there is no change of intensity. A 200 foot list and a certificate of conformance is required to deem application complete; once received a Public hearing can be scheduled.

P14-01, P14-01, Sparroween, LLC t/a Cigar Emporium, 658 Bloomfield Avenue, Block 2205, Lot 4, B-1 Zone; Property Owner Mohammed Zeidan and Pattoi Zeidan; Site Plan/Occupancy for retail sales of tobacco products and accessories, and a cigar lounge. Present was Michael Rubin Esq. for completeness review. The Board is concerned about a more intense use for existing parking and will require intensive testimony regarding operation, private parties, length of stay, alcohol, membership, card games etc. and the ventilation system. The Board will seek guidance as to what should be governed by this Board and what is permitted. A certificate of conformance must be submitted and consideration for a Public Hearing will be scheduled.

SIGN COMMITTEE

1. PBS-14-001 905 Bloomfield Ave., AAA, wall-mounted identification sign, Denied.
2. PBS-14-002 905 Bloomfield Ave., AAA, shopping center pylon sign panel, Approved.
3. PBS-14-003 905 Bloomfield Ave., AAA, under canopy identification sign, Approved with condition.

4. PBS-14-004 555 Passaic Ave., The Suburban Tavern, shopping center pylon sign panel, Approved.
5. PBS-14-005 1104 Bloomfield Ave., Rainbow Academy, free-standing identification sign, Approved.

INVITATION FOR ADDITIONAL DISCUSSION

Committee members were selected to fill vacant spaces.

Meeting was adjourned at 8:50PM

Respectfully submitted,

Tamara E. Bross Planning Board Secretary