

**PLANNING BOARD MINUTES
PUBLIC MEETING
November 10, 2014**

A public meeting of the Planning Board of the Township of West Caldwell was held on November 10, 2014, in the Municipal Building, 30 Clinton Road, West Caldwell, New Jersey. Chairman Mudd called the meeting to order at 7:00 p.m. and read the opening statement.

ROLL CALL

Members present: Mr. Martorana (via Skype), Mr. Dremel, Chairman Mudd, Mr. Smith, Ms. Marchetti, Councilman Wolsky and Mr. Palmisano.

Members absent: Mayor Tempesta,

Advisors present: Greg Castano Esq. and Tamara E. Bross.

MINUTES

Minutes of October 20, 2014 shall be carried.

HEARING

1. P14-21 34 Fairfield Place Realty LLC; Site: 34 Fairfield Place, Block 1400, Lot 4, M-1 Zone; Property Owner: Staub Properties LLC; Site Plan for occupancy by Pearl River Pastry and Chocolates LLC.
As per a letter dated 11/5/2014 and signed by Steven J. Tripp Esq., Application P14-21 is formally withdrawn, due to complications with purchasing the building.
2. P14-20 Costrotta Construction Management Inc.; Site: 10 York Avenue, Block 1201, Lot 15, M-1 Zone; Property Owner: JJGM Investments Associates Inc.; Site Plan for occupancy.

Present was Nicholas Day, Esq. Ms. Bross said the taxes are current. The evidence marking list A-1 to A-7 and B-1 was entered into the record and a correction will be made to address/reference block.

Mr. Day made a brief opening statement for the applicant.

Jeff Bouquio was sworn in and is the Vice President of Operations for Constrotta Construction Management. Mr. Bouquio provided the following direct testimony and answers to questions from the Board:

- Constrotta Construction is a telecommunications infrastructure company, that goes out on site and upgrades equipment for major companies (T-Mobile, Verizon etc)
- They plan to occupy half of the space of 10 York Avenue.
- The space is divided by an interior wall from front to back.
- The maximum number of employees would be thirty to forty (30-40).

- There are 59 parking spaces assigned to Constrotta from the Landlord.
- There will be approximately 20-25 vehicles (vans and pick-up trucks) parked overnight. In addition 1 rack truck (14-20 feet) and 1 box truck.
- Tractor trailers are not used and will not be stored overnight.
- A 5 gallon container of fuel will be stored for the forklift and will conform to ordinance for storage.
- The applicant has stated that there is more than enough parking for the employees.
- Hours of operation will be 6:00AM to 6:00PM Monday thru Friday but that varies with emergency hours available.

There were no questions for Mr. Bouquio from the public based on his testimony.
There were no questions or comments about this application from the Public.

The hearing was closed. After Board deliberation Mr. Smith made the following motion:
WHEREAS, Constrotta Construction Management Inc. (“the Applicant”) has submitted Application No. P14-20 to the Planning Board of the Township of West Caldwell (“the Board”) for Minor Site Plan/Occupancy approval with regard to the premises, Block 1201 Lot 15 in the M-1 Zone as shown on the Tax Maps and having a street address of 10 York Avenue; and
WHEREAS, there are no taxes or assessments for local improvements due and delinquent on the subject property, and the Applicant has presented ownership disclosure statements required by New Jersey Statutes; and
WHEREAS, this Board has classified this Application as a Minor Site Plan Application not requiring public notice; and
WHEREAS, this Board has considered all documents submitted in connection with this Application and marked as A-1 thru A-7 and B-1; and
WHEREAS, this Board has considered all testimony of the Applicant and/or its witness;

1. The use proposed by this Application is Office and Storage for Telecommunications Equipment.
2. The Occupant will be Constrotta Construction Management Inc.
3. The hours of operation will be 6:00AM to 6:00PM on weekdays, but may vary.
4. The approximate number of employees on any shift will be thirty (30) to forty (40).
5. The Applicant will occupy approximately 6,300 square feet of office space and 12,300 square feet of warehouse space.
6. There is adequate parking on the site for this use.

6. Garbage and/or trash removal will be done by a private contractor.
7. Excluding signage, there will be no changes to the exterior of the building.

WHEREAS, this Board has made the following findings of fact and conclusions based thereon:

1. The use requested in this application is office and storage for telecommunications equipment which is a permitted use in this M-1 Zone District.
2. This application neither requests nor requires the granting of any variances or exceptions by this Board.
3. This application is for Site plan approval.
4. This application does substantially meet all other requirements of Chapters 18A & 20 of the Revised General Ordinances of the Township of West Caldwell.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of West Caldwell on this 10th day of November 2014, that the said Application be and the same is hereby approved, subject to the following conditions:

1. The Applicant shall comply with all representations made in the testimony before this Board and all evidence presented to this Board.
2. In addition to all requirements contained herein, the Applicant shall comply with all Federal, state and local laws, rules and regulations; and obtain any other governmental approvals required for the lawful implementation of this Site Plan.
3. All signage of any kind requires separate application to and approval by this Board's Sign Committee.
4. The dumpster area screening shall be repaired or replaced in accordance with the regulations of the Township of West Caldwell.
5. All approvals, the issuance of construction permits and certificates of occupancy are subject to all applicable laws of the State of New Jersey, any required governmental agency approvals, ordinances of the Township of West Caldwell and Rules and Regulations of the Planning Board.

The motion was seconded by Ms. Marchetti and APPROVED by a vote 7-0.

INVITATION FOR PUBLIC COMMENT

There were no questions or comments from the public

ABJOURNMENT

The meeting adjourned at 7:19PM

Respectfully submitted,

Tamara E. Bross, Board Secretary