

**PLANNING BOARD MINUTES**  
**PUBLIC MEETING**  
**July 28, 2014**

A public meeting of the Planning Board of the Township of West Caldwell was held on July 28, 2014, in the Municipal Building, 30 Clinton Road, West Caldwell, New Jersey. Chairman Mudd called the meeting to order at 7:30 p.m. and read the opening statement.

**ROLL CALL**

Members present: Mr. Martorana (via Skype), Mayor Tempesta, Chairman Mudd, Ms. Marchetti, Councilman Wolsky  
Members absent: Mr. Dremel, Mr. Smith, Mr. Palmisano  
Advisors present: Greg Castano Esq. and Tamara E. Bross.

**MINUTES**

On a motion by Councilman Wolsky and a second by Ms. Marchetti the minutes of June 9, 2014 were approved 4-0-1 with an abstention by Mayor Tempesta.

On a motion by Mayor Tempesta and a second by Councilman Wolsky the minutes of July 14, 2014 were approved 5-0.

**HEARING**

1. **P14-14 C2 Educational Systems Inc. d/b/a C2 Education; site address 780 Bloomfield Avenue, Block 2101, Lot 2, B-3 Zone;** Applicant seeks Minor Site Plan approval for occupancy.

Present was Joseph Skripik, 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. A letter dated June 12, 2014 and signed by John Thomas, Vice President of C2 Education, authorizing Brian Baskinger to act as agent for C2 Education was presented and marked A-8.

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

Brian Baskinger was sworn in and is representing C2 Education. Mr. Baskinger provided the following direct testimony and answers to questions from the Board:

- C2 education is a chain of tutoring businesses based out of Atlanta.
- Review of the floor plan shows space of approximately 1580 square feet.
- The space will be ADA accessible.
- The maximum number of employees would be 5 at any given time.
- Students / parents schedule appointments and there are not any walk-ins.
- Hours of operation are Monday – Thursday 1pm-9pm and Saturday 9am-5pm.
- Garbage and or trash removal will be by a private contractor.
- Excluding signage, there will be no changes to the exterior of the building.

- Required parking is provided in the shopping center parking lot. There is sufficient parking available to accommodate this use.

There were no questions for Mr. Baskinger from the public based on his testimony.

The hearing was closed.

Chairman Mudd recommended the following motion:

WHEREAS, C2 Educational Systems Inc. (“Applicant”) has submitted Application No. P14-14 to the Planning Board of the Township of West Caldwell (“Board”) for Site Plan/Occupancy approval with regard to the premises, Block 2101 Lot 2 in the B-3 Zone as shown on the Tax Maps and having a street address of 780 Bloomfield Avenue; and

WHEREAS, there are no taxes or assessments for local improvements due and delinquent on the subject property, and the Applicant has presented an ownership disclosure statement as required by New Jersey Statutes; and

WHEREAS, this Board has classified this application as a Minor Site Plan 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-8; and

WHEREAS, this Board has considered all testimony of the Applicant and/or its witness; and

WHEREAS, both said documents and testimony includes but is not limited to the following representations by the Applicant and/or its witness:

1. The use proposed by this Application is a tutoring service for children from grades K thru 12.
2. The space to be occupied is approximately 1580 square feet and the occupant will be C2 Educational Systems Inc. d/b/a C2 Education.
3. The intended hours of operation during the school year will be Monday thru Thursday 1 p.m. to 9 p.m. and Saturday 9 a.m. to 5p.m. During school summer recess the intended hours will be 9 a.m. to 5 p.m. Monday thru Thursday and Saturday.
4. The maximum number of students anticipated at any given time is 10.
5. The maximum number of employees anticipated at any given time is 5.
6. Based on experience at other locations the typical parking requirement is 5 to 6 spaces which is provided in the shopping center parking area.
7. Garbage and or trash removal will be by a private contractor.
8. Excluding signage, there will be no changes to the exterior of the building; and

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

1. The use requested in this application is retail sale of tutoring services which is a permitted use in this Zone District.
2. This application neither requests nor requires the granting of any variances or exceptions by this Board.
3. This application substantially meets all the 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 28th day of July, 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. This application is subject to the approval of the Essex County Planning Board.
4. 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.

Ms. Marchetti made a motion to adopt the resolution and was seconded by Mayor Tempesta and was APPROVED by a vote 5-0.

**INVITATION FOR PUBLIC COMMENT**

There were no questions or comments from the public.

**ABJOURNMENT**

The meeting adjourned at 7:55PM

Respectfully submitted,

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Tamara E. Bross, Board Secretary