

**PLANNING BOARD MINUTES
PUBLIC MEETING
August 11, 2014**

A public meeting of the Planning Board of the Township of West Caldwell was held on August 11, 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.

Members absent: Mayor Tempesta, Mr. Palmisano

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

MINUTES

The minutes of July 28, 2014 shall be carried.

HEARINGS

1. **13-05 Impact Instrumentation Inc., 22 Fairfield Pl., Block 1401, Lot 7, M-1 Zone;** Property Owner JRE Inc.; Occupancy/Site Plan.

Mr. Smith made a motion to dismiss application 13-05 without prejudice. The motion was seconded by Ms. Marchetti and APPROVED by a vote 6-0.

2. **P14-15 MB Productions Inc, 40 Fairfield Pl., Block 1400, Lot 3, M-1 Zone;** Property Owner BSG Holding, LLC; Occupancy/Site Plan.

Present was John Messina Esq. Ms. Bross stated that taxes were not current on property and Chairman Mudd explained that bringing the taxes up to date will be a condition if an approval is granted.

Mr. Messina made a brief opening statement for the applicant and the Evidence marking sheet A-1 thru A-6 and B-1 was entered into the record.

Brian Brooks president / owner of MB Productions, was sworn in and offered direct testimony and answers to questions from the Board:

- MB Productions is an audio/video equipment supplier for numerous events off site.
- Currently located in Fairfield NJ, and relocating to a larger space in West Caldwell.
- Total of 12 employees.

- Hours of operation are 8am – 6pm, Monday – Friday and additional loading and unloading of equipment on loading dock only as needed on weekends and late night.
- There are not any planned changes to exterior of building.
- There are 60 parking spaces allotted to this tenant.
- MB Productions owns a van, a 16’ and 24’ box truck that will be parked on site.

There were no questions from the public for Mr. Brooks based on his testimony. There were no questions or comments from the public regarding this application. The hearing as closed.

Ms. Marchetti made a motion to approve the application which was seconded by Mr. Smith and APPROVED by a vote 6-0.

3. P14-12 Merrimac Industries, A Division of Crane Co. Inc., 41 Fairfield Pl., Block 1402, Lot 3, M-1 Zone; Property Owner Crane Co. Inc.; Site Plan with variances; Notice required.

Present was Mr. Nicholas Brindisi Esq. Ms. Bross verified that the application had been properly noticed. The evidence marking list A-1 to A-12 and B-1 to B-2 was entered into the record by title.

Mr. Brindisi made a brief opening statement. Mr. Kurt Kalafsky was sworn in and accepted by the Board as an expert in architecture and offered testimony in support of the application.

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

Mr. John McDonough, P.E., P.P. was sworn in and qualified as an expert in as a Professional Planner and testified in support of the application.

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

Mr. Albert Arnofsky was sworn in and qualified as a chemical engineer with the firm of Pleasant Hill Consultants, Inc. and offered testimony in support of the application.

There were no questions from the public for Mr. Arnofsky based on his testimony. There were no questions or comments from the public regarding this application. The hearing was closed and Mr. Martorana recommended a motion to approve the application which was seconded by Mr. Smith and APPROVED by a vote 6-0.

4. P14-10 McDonald’s USA, 940 Bloomfield Avenue, Block 1903, Lot 1, B-3 Zone, Property Owner Mundelein Development Corp.; Site Plan Approval with variances; Notice Required.

Present was John Wyciskala, Esq. of Inglesino, Wyciskala & Taylor, LLC Parsippany, New Jersey. Ms. Bross said the application was properly noticed and taxes are current. The evidence marking list A-1 to A-18 and B-1 to B-17 was entered into the record.

Daniel Cohen Esq. stood and introduced himself as representing Burger King and brought to the Board's attention objections regarding notice, although no written submission was made in support of the objection..

Mr. Wyciskala made an opening statement and called Joseph Sparone as the first witness in support of the application who was sworn in and accepted as a Civil Engineer employed by Dynamic Engineering and who testified in support of the application.

Chairman Mudd asked if the Public if there are any questions for Mr. Sparone.

Daniel Cohen Esq. of Newman & Simpson, LLP inquired about details regarding delivery trucks. Mr. Arnold Litt of 11 Aldrin Drive, inquired about properties southwest of proposed lot.

Mr. Litt also inquired about the additional noise level from the menu boards.

Mr. Martorano offered that the Zoning Officer will address this issue and suggested to call the Police with noise issues and they will handle getting the information to the Zoning Officer.

There were no further questions from the Public.

Chairman Mudd called for a recess at 9:30PM

Meeting called back to order at 9:39PM

Justin Taylor was sworn in and accepted as a Traffic Engineer, employed by Dynamic Engineering and testified in support of the application.

Craig Godfrey, 8 Aldrin Drive inquired about the freestanding sign height and modifying the traffic signal to a 4 phase versus a 5 stage light and the safety factors involved in that change.

Mr. Taylor stated that the landscape of the neighboring properties justifies the height of the sign as the car dealership has established trees on the street scape of their property. The modification to the traffic light will actually be safer and more efficient with only 4 stages.

Daniel Cohen Esq. asked if a photo of a conforming sign at 15 feet has been taken, as only a 25 foot example has been provided.

The Applicant will take that under advisement.

The application will carry to the next scheduled meeting of August 22, 2014 unless otherwise noticed.

ADJOURNMENT The meeting adjourned at 10:07 p.m.

Respectfully submitted,

Tamara E. Bross Planning Board Secretary