

**PLANNING BOARD MINUTES**  
**PUBLIC MEETING**  
**September 21, 2015**

A public meeting of the Planning Board of the Township of West Caldwell was held on September 21, 2015, 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), Mayor Tempesta, Chairman Mudd, Mr. Smith, Ms. Marchetti, Councilman Cecere and Mr. Palmisano

Members absent: Mr. Dremel

Advisors present: Sal Rocarro Esq. and Tamara E. Bross.

**Application P15-14 All Tex Inc. dba Inline Distributing Company, 8 Fairfield Crescent, Block 1400, Lot 6, M-1 Zone;** Property Owner: TFJ 8 Fairfield Crescent, LLC; Minor Site plan for occupancy.

Present was Ms. Durkin Esq. she stated she received the evidence list from Ms. Bross and she agreed with the evidence listed.

Ms. Durkin made a brief opening statement for the applicant. Property ownership was verified as TFJ 8 Fairfield Crescent, LLC.

Mr. Christian Ciullo, witness for the applicant was sworn in, and offered direct testimony and answers to questions from the Board:

- Is employed by the applicant
- Inline distributing handles many types of products and distributes them to customers, it concentrates primarily on environmental remediation products (handling, assembling, putting together a product for a client and shipping) no retail at the site
- Inline will occupy 27,671 square feet of the building
- In terms of the environmental products none are returned for disposal
- What the company disposes of is what it generates as garbage.
- Waste will be picked up once a week, by a private contractor
- There will be 5 employees and 25 parking spaces
- Hours of operation will be from 7am-7pm Monday through Saturday, closed on Sunday
- We have a system for deliveries to our facility, they arrive 9am to 2 pm- nothing late at night or on Sundays for inbound
- Outbound trucks are loaded the night before; currently operate 4 trucks and they are dispatched in the morning 5-6am, and return midafternoon.
- Inline also operates throughout the United states
- In terms of Hazardous materials we have 3 products, all are combined to create a product for the removal of lead based paint (5 gallon pails)
- There will not be any outdoor storage

- There are a few drop shipments made but the majority is distributed from facility

Chairman Mudd notes that Signage is not part of this applications and that there are some ordinances limiting overnight parking for trucks which the applicant should look into.

There were no questions for Mr. Cuillo from the Public based on his testimony.

Mr. Gerard Gesario, Civil Engineer for the applicant was sworn in, accepted by the Board as a Professional Engineer licensed in New Jersey and an expert in his field, prepared the submitted plans and offered direct testimony and answers to questions from the Board:

- The site plan has been revised to show the dumpster area, Revision of drawing was submitted with application and will be marked as A-10.
- It is located in open area, there are no parking spots assigned there and is allocated just to Inline
- Hatched area approx. 27,000 sq ft shows occupancy for inline and 25 parking spaces
- Plan shows truck patterns entering and leaving the lot
- We received a copy of the new letter from the zoning officer, Evidence Item No. B-2
- 13 marked parking spaces; they are banked spaces and 21 additional banked spaces can be used before these are necessary
- Regarding entrance to the property, if there is a conflict going up the curb/grass, the owner has agreed to make whatever improvements to accommodate the truck turning into the site.
- The dumpster is located on the northeast portion of the site, adjacent to the 6 parallel parking spaces on the east exit drive.
- There will be no changes to the exterior of the building.

There were no questions for Mr. Gesario from the Public based on his testimony.

Ms. Durkin made a brief summation and respectfully asked that the Board approve this application.

The hearing was closed.

After brief deliberation, Mr. Smith recommended that the Board adopt the following motion:

WHEREAS, All Tex Inc. dba Inline Distributing Company, the (“Applicant”) has submitted **Application No. P15-14**, to the Planning Board of the Township of West Caldwell (“Board”) for site plan approval, with regards to the premises **Block 1400 , Lot 6** in the M-1 zone as shown on the Tax Maps and having a street address of **8 Fairfield Crescent, West Caldwell ;** and

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

WHEREAS, the board has considered all documents submitted in connection with this application; and

WHEREAS, the board has considered all testimony the applicant and or his witnesses, including a witness qualified by this board as experts in the field of engineering; and

WHEREAS, the applicant has provided testimony in regards to operations, number of employees, parking requirements, hours of operation, loading and unloading as it pertains to this particular occupancy; and

WHEREAS, said testimony includes but is not limited to the following representations by the applicant and or his witness is:

1. The use proposed for this application is warehouse storage in distribution of the environment – restoration products; and
2. The occupant will be All Tex Inc. dba Inline Distributing Company; and
3. Garbage and trash removal will be handled by a private contractor; and
4. Excluding signs there will be no changes to the exterior of the building; and

WHEREAS, the Board has made the following finding of facts and conclusions based thereon:

1. The use is warehouse and distribution which is a permitted use in this zone district; and
2. The application neither requests nor requires a granting of any variances or exceptions by this board; and
3. The application substantially meets all requirements of chapters 18A and 20 of the revised ordinances of the Township of West Caldwell.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of West Caldwell on this **21<sup>st</sup> day of September, 2015**, that the said Application be and the same is hereby **APPROVED**, subject to the following conditions:

1. The Applicant should comply with all representations made in testimony and evidence presented before this board and by the applicant
2. That the Applicants engineer shall submit a circulation plan to include items 2 and 3 in the Zoning Officers report dated September 21, 2015 and will show the new proposed location of the dumpster
3. 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
4. All signage of any kind including but not limited to directional signs and grand opening banners, requires separate application to and approval by this Board's Sign Committee

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 the Rules and Regulations of the Planning Board.

The Motion was seconded by Mr. Palmisano and APPROVED by a vote of 7-0

#### **INVITATION FOR PUBLIC COMMENT**

There were no questions or comments from the Public.

#### **ADJOURNMENT**

The meeting adjourned at 7:37PM.

Respectfully submitted,

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Tamara E. Bross, Planning Board Secretary