

**WEST CALDWELL PLANNING BOARD
CONFERENCE MEETING MINUTES**

May 9, 2016

A Conference Meeting of the Planning Board of the Township of West Caldwell was held on May 9, 2016 at 7:00 P.M. in the Municipal Building, 30 Clinton Road, West Caldwell, New Jersey. Chairman Richard Mudd opened the meeting and read the opening statement.

ROLL CALL

Members Present: Mr. Martorana (via Skype), Mr. Dremel, Mayor Tempesta, Chairman Mudd, Mr. Smith, Ms. Marchetti and Mr. Cecere

Members Absent: Mr. Palmisano

Advisors Present: Gregory Castano, Esq., Daniel Bloch, Planner

NEW AND/OR CONTINUED APPLICATIONS

1. P16-06 Broadway Square

Present were John Dusinberre, Esq., counsel for the Applicant and Vicki Davidson for the Applicant in this matter. Chuck Stewart, the Applicant's expert was unavailable.

Ms. Davidson posted a survey of the subject property on the board and described the proposed work.

Ms. Davidson stated that the application seeks to add four (4) more handicapped spots and a handicap ramp. She referred to the survey and detailed the handicap spot locations. The ramp will be installed in front of the Harmon operation. In addition, one of the handicap spots in front of this same location will be van accessible. Chairman Mudd noted that even losing four parking spaces, the Applicant still satisfies the parking requirement. He added that an Essex County Planning Board application must be filed and requested that expert Chuck Stewart provide a certification that contains a general statement that the Applicant complies with performance standards. Mr. Dusinberre agreed to address both items raised by Chairman Mudd. These items shall be submitted to the Board Secretary and distributed to the Board Members. Chairman Mudd proposed to submit the application to to the final Site Plan Committee and the Board agreed.

2. Application 16-01 Mercedes Benz

Present were Richard Schkolnick, Esq., counsel for the Applicant; Mark Walker, project engineer; Mr. Martinez, a member of the auto group; and Gerry Naliss, fire/water issues and fire flow professional.

Mr. Walker posted an updated architectural plan of the subject property on the board and described the proposed work. He discussed the size of the construction, the DEP pending permits, zero net fill and the Sprinter dealership that will operate on the Fairfield property and that site access points will remain the same, in essence. He added that the new vehicles will be stored on the roof which only employees may access. He stated that in total there will be 358 total parking spaces (27 public/customer spaces, 331 inventory, service and employee spaces including the spots on the roof). Mr. Schkolnick summarized the application noting that almost all items noted in the most recent review letters have been satisfied absent

landscaping and lighting and that the Fairfield application and the Essex County Planning Board application will be submitted this week. He stated he did not intend to re-submit revised plans, rather requested a public hearing date.

Board members raised several items. (1) The proposed sign variance and discussed the possibility to eliminate due to fact that it is located in a parking lot. (2) Double striping not needed for employees. Suggested that hairpin striping used instead for visitors only; possibly for employees or storage of vehicles. (3) Name of dealership noted to be MB of Caldwell on plans, not West Caldwell. (4) Request that application be submitted to Environmental Commission by Planning Board Secretary to review selection of materials. Also discussed were the DEP review – regular/intermediate area expected by Mr. Walker, not extraordinary and the idea of the parking variance and impact on future use of site.

Mr. Schkolnick inquired if a traffic expert will be required and Board indicated it would not be required, provided that testimony offered about the adequate number of parking spaces and to confirm ingress/egress. Volume is not an issue. Back up report available if needed. Board responded that the engineer may state conclusions on record and the Board may ask detailed questions, if needed.

Board indicated that WC's fire official provided good feedback on the fire protection, equipment on roof. Mr. Schkolnick added that water testing performed and the expert reached an agreement with both Fairfield and WC to reverse the set up having Fairfield service the building in Fairfield and WC service the building in WC. Fire hydrant in front of Fairfield building.

Last, the Board inquired about the proposed LED site lighting and asked for more details and inquired about the sanitary sewer connection which is entirely private.

Chairman Mudd set Monday, June 13, 2016 as the public hearing date.

The meeting was concluded by Chairman Mudd.

ADDITIONAL DISCUSSION:

Chairman Mudd opened to meeting up for additional discussion.

Discussion held about the old alloy building and the involvement of Peter Ricci, architect. Board members were in agreement that more detailed architectural plans are needed. The matter is scheduled for public meeting on May 23, 2016. Applicant's attorney Liz Durkin, Esq. promised detailed rendering, but not received to date.

Board member commented about that most of the traffic movement between the sites from the WC property and not the Sprinter property. The Board agreed to have the Applicant explain if the public can cut through the lots or it is limited to employees.

SIGN COMMITTEE REPORTS:

Chairman Mudd addressed pending Sign Committee matters.

1. Citrus Restaurant owner appeared and inquired about her sign application. She explained her purpose and the challenge to her business. The Board recommended she request a larger identification sign on the landlord's placard. The Board explained that her sign was not allowed.

She agreed to withdraw her application, speak with her landlord and make a new application if her landlord agrees to allow her to install a larger sign on the entry placard.

2. STS change to Mavis Discount Tire. The application seeks a freestanding sign and one on the building. The Board agreed that both signs are not allowed. Although the proposed sign exceeds the permissible sign size in an M-1 zone, it is to be the same size as the existing sign. Non-conforming sign may remain since the applicant seeks to replace with one of the same size. Board agreed to approve the application under those terms.
3. Toyota sign. Discussion about whether “swoosh” is part of the sign. The Board agreed that the word and the logo are part of the sign and exceed size requirements. The application will be disapproved as designed.

ADJOURNMENT

The meeting adjourned at 8:12 p.m.

Respectfully submitted,

Lynda Korfmann
Secretary to the Planning Board