

**WEST CALDWELL PLANNING BOARD
CONFERENCE MEETING MINUTES**

May 23, 2016

A Conference Meeting of the Planning Board of the Township of West Caldwell was held on May 23, 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.

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

Advisors Present: Gregory Castano, Esq.

APPLICATIONS FOR COMPLETENESS REVIEW AND CLASSIFICATION

1. P16-09 Panda Yang, LLC, 800 Bloomfield Avenue, Block 2101, Lot 2, new tenant occupancy with interior changes to space.

Present were Elizabeth Durkin, Esq., counsel for the Applicant and Oidong Yang for the Applicant in this matter.

Ms. Durkin presented the application and explained that the Applicant already has entered into a lease agreement for the space previously occupied by Reds. A eat-in and take-out Chinese restaurant is proposed to operate in the space. There will be minor interior changes with a reduction of 4 seats. Parking will be in the plaza and garbage will be in the rear. A new front entry door is proposed which will have the same appearance as those existing in the mall now. Chairman Mudd recommended the application be directed to the Minor Site Plan Committee and the Board agreed. The Applicant agreed (1) to provide the split between take out and sit down diners; (2) to confirm that the ventilation system is up to code (no odors in the parking lot); (3) to confirm that the exterior façade/facia will remain the same; and (4) to provide a copy of the application that needs to be filed with the Essex County Planning Board.

2. Application 16-08 Michael Karamais (PF Market, Inc.), 1090 Bloomfield Avenue, Block 1800, Lot 25, B-1 Zone District, expand usage of building as restaurant for retail seafood and light restaurant to second floor and to clarify uses of first floor; parking.

Present was Michael Stewart, Esq., counsel for the Applicant.

Mr. Stewart explained that the Applicant has occupied the property for several years and is interested in expanding to the second floor. He added that the development of the adjacent property has allowed for additional parking which the Applicant proposes to use. The Board advised that it needs an architectural drawing of the space which clearly indicates the number of seats. With this figure, the parking calculation may be completed. Prior approvals allow for 35 seats on the first floor and 35 seats on the second floor. Clarification requested on the identity of the Applicant, proof of filing of an Essex County Planning Board application, hours of operation to ensure no conflict with the adjacent day care center. The Board commented that the valet parking does not change the parking calculation and should be done respectfully in light of the residential streets in the area. The Board asked to see a written agreement as to the parking arrangement to clarify the duration and parking accommodation. The Board indicated that when the requested documentation and information is submitted, the application will be reviewed for completeness and then a hearing date scheduled.

MINOR SITE PLAN COMMITTEE REPORT:

1. P16-07 Momentum Tire and Wheel, Inc., Site Plan for occupancy, approved with conditions.
2. P16-06, MSM Center Associates, LLC, Broadway Square, Block 1000, Lot 2, B-3 Zone District. Minor application for site plan approval, proposed parking lot modification and re-striping. The Board noted that the application was pending receipt of requested documentation from the Applicant (Vicki Davidson).

SIGN COMMITTEE REPORTS:

Chairman Mudd addressed pending Sign Committee matters.

1. Toyota sign. The application was disapproved as designed for the second time due to the size of the proposed sign.

ADDITIONAL DISCUSSION:

Chairman Mudd opened to meeting up for additional discussion. There was no discussion.

ADJOURNMENT

The meeting adjourned at 7:17 p.m.

Respectfully submitted,

Lynda Korfmann
Secretary to the Planning Board