

**WEST CALDWELL PLANNING BOARD
CONFERENCE MEETING MINUTES**

June 27, 2016

A Conference Meeting of the Planning Board of the Township of West Caldwell was held on June 27, 2016 at 7:06 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, Chairman Mudd, Mr. Smith, Ms. Marchetti and Mr. Cecere

Members Absent: Mr. Dremel, Mayor Tempesta, Mr. Palmisano

Advisors Present: Gregory Castano, Esq., Lynda Korfmann

APPROVAL OF MINUTES

The Minutes of the September 23, 2015 Conference Meeting were approved by the Board.
The Minutes of the November 9, 2015 Conference Meeting were approved by the Board.
The Minutes of the November 23, 2015 Conference Meeting were approved by the Board.
The Minutes of the May 23, 2016 Conference Meeting were approved by the Board.

HEARINGS

1. PB16-10, Applicant Thomas J. O’Beirne & Co., Inc. (Ten Steel Court, LLC – Owner), 551 Passaic Avenue, Block 2100, Lot 1, Zone District B-3

Present was Michael Rubin, Esq., counsel for the Applicant in this matter.

Mr. Rubin stated that the space had been vacated by the bank about two years ago and now the Applicant seeks to put its office operations in the building. There is sufficient parking as the Applicant shall have only eight (8) employees on site. The building requires twenty-six (26) parking spaces. He added that there will be no interior or exterior changes to the building. The garbage shall be stored inside until taken away by the Applicant to its facility in Roseland, NJ.

Chairman Mudd noted that an Essex County Planning Board application is required. He also noted that any prior bank signage must be removed and any delinquent water or sewer charges must be brought current. Any new signage will require a sign application. Based upon the information provided, the Board agreed to send this matter to the Minor Site Plan Committee.

2. PB16-05 Original Bagel, 2 Fairfield Crescent, Block 1440, Lot 9, Zone District M-1

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

The Board acknowledged that the prior conference for this application occurred on March 28, 2016.

Mr. Rubin made the presentation. He noted that three packets of information had been submitted to the Board. One packet provided details on the solar array; one packet provided details on the silo; one packet provided details on the storage cabinet.

Chairman Mudd raised several items. The silo specifications suggest that it will have a height of 43 feet. Mr. Rubin responded that in fact the silo is offered in three different heights and the Applicant seeks to install the middle size of 34 feet. The Board would like details on the wall – the height, materials to be used, appearance. Although the Applicant states that the exterior storage cabinet shall be the same size as the existing cabinet, the Board noted that the specifications provided are not clear.

Mr. Martorana suggested that the additional information be submitted and reviewed by Daniel Bloch, the Township Zoning Official to confirm adequate details are provided.

Chairman Mudd also requested an acoustical report on the compressor, the height of the solar panels, details on the fencing, a recalculation of the lot coverage and elevation drawings.

Mr. Rubin responded that a report would be obtained from an acoustical engineer. He added that he may bring in the manufacturer's representative to confirm the data specifications so the Board would have an individual to question about the details. Last, he agreed to provide elevation drawings for each side.

3. PB16-11 Mary Afragola Moore – MADHQ, LLC, (KDA Enterprises, LLC – Owner), 555 Passaic Avenue, Block 2100, Lot 2, Zone District B-3

Debra Tedesco, Esq. appeared on behalf of the Applicant. She stated that the Applicant seeks to renovate the existing space for an exercise studio which is a ballet based franchise. She confirmed that the Applicant is in fact MADHQ, LLC, not the individual Ms. Moore. The Applicant is to occupy the space previously used by the old bar.

Chairman Mudd noted that the Applicant needs to sign the application, provide a 10% disclosure statement and file an Essex County Planning Board application. The interior doors may be replaced without issue. Based upon the information provided, the Board agreed to send this matter to the Minor Site Plan Committee.

Mr. Martorana noted that since the Applicant will be occupying space previously covered with an ABC liquor license, the Applicant needs to contact the State of NJ to ensure that the license no longer applies to this area. Also, any signage outside is a separate matter. Any old signage should be removed. A change in the panel on the free standing sign is permitted, but a sign application is needed for new signage on the building.

MINOR SITE PLAN COMMITTEE REPORT

1. PB16-09 Panda Yang, LLC, 800 Bloomfield Avenue, Block 2101, Lot 2, Zone B-3, Change in commercial tenancy and interior and exterior alterations; approved with conditions.

SIGN COMMITTEE REPORT – No report was given.

INVITATION FOR ADDITIONAL DISCUSSION

Chairman Mudd opened to meeting up for additional discussion. No matters were discussed.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lynda Korfmann
Secretary to the Planning Board