

**WEST CALDWELL PLANNING BOARD  
CONFERENCE MEETING MINUTES**

July 11, 2016

A Conference Meeting of the Planning Board of the Township of West Caldwell was held on July 11, 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, Mr. Dremel, Chairman Mudd, Mr. Smith, Ms. Marchetti and Mr. Cecere

Members Absent: Mayor Tempesta and Mr. Palmisano

Advisors Present: Gregory Castano, Esq., Lynda Korfmann

**APPROVAL OF MINUTES**

The Minutes of the June 27, 2016 Conference Meeting were approved by the Board members present.

**DISCUSSION**

**1. PB16-12 Café and Sushi, LLC**, 555 Passaic Avenue, Block 2100, Lot 2, Zone District B-3  
Application for site plan approval for occupancy. Applicant proposes a restaurant in a first floor space that previously was not used as a restaurant.

Elizabeth Durkin, Esq., counsel for the Applicant, presented the matter to the Board. Architect Peter Ricci appeared on behalf of the Applicant as well.

- The Applicant is looking to expand and relocate to this site.
- The only other restaurant in this building is the Indian restaurant. Suburban Tavern has closed.
- Chairman Mudd pointed out that the use is a conditional use rather than a permitted use. As such, notice and a hearing will be required.
- Parking was discussed and Mr. Ricci clarified that in total, there will be a maximum seating capacity of 49 seats. These seats will be distributed between the bar area and tables.
- Chairman Mudd requested that Mr. Ricci detail on the architectural drawing the dining area requirement of 15 square feet per patron seat will be provided.
- Chairman Mudd requested that the landlord KDA Enterprises, LLC complete a simple information sheet regarding the complex which will detail the tenants, the square footage each tenant uses and parking allotted for each tenant.
- Chairman Mudd requested a copy of the Essex County Planning Board application that will be filed.
- Mr. Ricci confirmed that the exterior of the building (entrance to this space) is to be painted, but will match existing conditions.
- Mr. Martorana requested that the tenant be diligent to ensure no smoking in front of the space or along the sidewalk.
- The parties agreed to place this matter on for a hearing on Monday, August 8, 2016.

## **MINOR SITE PLAN COMMITTEE REPORT**

None.

## **SIGN COMMITTEE REPORT**

1. PBS-16-026 Mark-O-Lite Sign Co. for Panda Yang LLC, 800 Bloomfield Ave., wall-mounted identification, approved with conditions.
2. PBS-16-027 GM Construction for Momentum Tire and Wheel, 1045 Bloomfield Ave., wall mounted identification, approved with conditions.
3. PBS-16-028 GM Construction for Momentum Tire and Wheel, 1045 Bloomfield Ave., free-standing identification, approved with conditions

## **ADJOURNMENT**

The meeting adjourned at 7:26 p.m.

Respectfully submitted,

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Lynda Korfmann  
Secretary to the Planning Board