

**WEST CALDWELL PLANNING BOARD
CONFERENCE MEETING MINUTES**

July 25, 2016

A Conference Meeting of the Planning Board of the Township of West Caldwell was held on July 25, 2016 at 7:08 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, Mayor Tempesta, Chairman Mudd, Ms. Marchetti, Mr. Cecere and Mr. Palmisano

Members Absent: Mr. Smith

Advisors Present: Lynda Korfmann (Gregory Castano, Esq. was absent)

APPROVAL OF MINUTES

The Minutes of the July 11, 2016 Conference Meeting were approved by the Board members present.

DISCUSSION – Applications for completeness review and classification

1. PB16-13 Terreno 1 Dodge, LLC, 1 Dodge Drive, Block 1002, Lot 37, Zone District M-1
Application for approval to replace an existing 90 ton rooftop HVAC system with a new 25 ton HVAC system in the same location and utilizing the existing screening.

John Dusinberre, Esq., counsel for the Applicant, presented the matter to the Board. Property manager Connie Calantropio from Transwestern appeared on behalf of the Applicant as well.

- The Applicant is looking to replace an old 90 ton rooftop HVAC system with a new 25 ton HVAC system in the same location and utilizing the existing screening.
- The HVAC system to be removed is over the Exide portion of the building.
- The unit is the front most unit and is the farthest from the residential property.
- The specifications for the new unit are part of the package submitted to the Board.
- The performance standards are met and the 10% ownership disclosure is the same as it was for the Exide application.
- Chairman Mudd requested an explanation for the downsizing of the HVAC system from 90 tons to 25 tons. The property manager explained when Monarch vacated the space and the space was reconfigured, there now is significantly less office space so not as large a system is required.
- The Board agreed to refer the matter to the Minor Site Plan Committee provided any approval would include a reservation of a right to require a full hearing if the performance standards are not met.
- Mr. Dusinberre confirmed the sizing of the new proposed unit and confirmed that if there is a concern about sound the Applicant would agree to a sound test or installing baffles. He added that he does not believe such action will be necessary with this smaller and more efficient unit.

MINOR SITE PLAN COMMITTEE REPORT

PB16-11 MADHQ, LLC, 555 Passaic Avenue, Block 2100, Lot 2, B-3 Zone District. A change in commercial tenancy was approved with conditions.

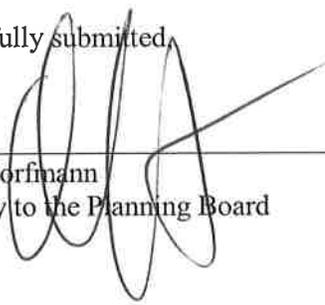
SIGN COMMITTEE REPORT

No Sign Committee reports.

ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Respectfully submitted,



Lynda Korfmann
Secretary to the Planning Board