

**WEST CALDWELL PLANNING BOARD
PUBLIC MEETING MINUTES**

August 8, 2016

A Public Meeting of the Planning Board of the Township of West Caldwell was held on August 8, 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, Mr. Dremel, Chairman Mudd, Ms. Marchetti, Councilman Cecere

Members Absent: Mayor Tempesta, Mr. Smith and Mr. Palmisano

Advisors Present: Gregory Castano, Esq., Lynda Korfmann

APPROVAL OF MINUTES

On the motion of Councilman Cecere and a second by Mr. Dremel, the Minutes of the July 25, 2016 Public Meeting were approved by the Board members present who were entitled to vote on the Minutes.

RESOLUTION

No resolutions to be memorialized.

HEARING

PB16-12 Café & Sushi, LLC, 555 Passaic Avenue, Block 2100, Lot 2, Zone District B-3. Major application with notice for conditional use and site plan approval for change in tenancy. Applicant proposes a restaurant in a first floor space that previously was not used as a restaurant.

Applicant's attorney Elizabeth Durkin, Esq., entered her appearance and provided a brief opening statement.

Initial Evidence markings list was approved. The Board Secretary acknowledged that the notice requirements were satisfied for this application and that taxes were confirmed to be current. Exhibit A-13, a spreadsheet prepared by the landlord providing parking allocation for the property was accepted into evidence marked as Exhibit A-13.

Ms. Durkin stated that the Applicant currently has a restaurant in town on Bloomfield Avenue and since his lease is ready to expire, is looking to relocate into this new space which used to be used as Gianni's Men's Clothing Store.

Applicant's Architect – Peter Ricci

The Applicant's architect Peter Ricci was sworn in, stated his address is 697 Bloomfield Avenue, West Caldwell, NJ, provided his qualifications and was accepted by the Board as an expert architect. He testified he prepared the drawing submitted of the proposed new space. He explained that there is 1,850 sq. ft. of space and detailed the configuration designed which includes a reception station by the front door, sufficient tables and

bar area to accommodate 49 patrons, two new ADA compliant bathrooms, a kitchen area, a storage area, an employee restroom and a rear door. He noted that the front entrance shall remain as is except for new paint which will match existing conditions. No bench or seating will be installed in front of the entrance. The restaurant will serve eat in and take out customers. The seating area for the 49 patrons allows for 15 sq. ft. per person as required by the Township code. The existing HVAC will be utilized and a ventilation system for the kitchen will be installed that vents out the rear wall and not the roof. He stated there will be less cooking in this restaurant due to the nature of the food served (raw seafood, raw vegetables). He added that garbage will be taken out the rear door and deliveries will be received through the rear door. The landlord provides designated dumpsters for the tenants use that already are on site. He explained the take out food procedure which will be handled by the person at the front reception station. There will be no outdoor seating. Parking calculations have been completed based upon information from the landlord and parking is sufficient to meet Township requirements. Business operations are to occur Monday through Saturday, 11 am to 10 pm. There will be 3 employees on site and the owner.

The Board had no questions for Mr. Ricci.

Eun Sook Hwang (“Paul”) was sworn in and stated that his address is 948 Virgil Avenue, Ridgefield, New Jersey. He testified that he is the owner of applicant Café & Sushi, LLC. He stated that the restaurant will operate Monday through Saturday from 11 am until 10 pm. He added that he and three employees will be working on site. He stated that he heard and agrees with the testimony of architect Mr. Peter Ricci.

The Board had no questions for the Applicant.

Mr. Martorana commented that the Applicant addressed concerns of odors and performance standards. Any zoning concerns will be monitored and enforced by the Zoning Official after operations have begun.

Ms. Durkin added that the Essex County Planning Board shall not require an application and that the documentation requested by the Board of Health will be submitted.

The Chairman opened the hearing to accept public questions or comments for either Mr. Ricci or the Applicant, but no one appeared.

Ms. Durkin summarized the application stating that the proposed conditional use is an excellent use, the business is well known and well run establishment and no waivers are required.

Chairman Mudd opened the hearing to accept public evidence or comments, but none was presented.

A motion was made by Ms. Marchetti and seconded by Councilman Cecere to close the hearing.

Comments by the Board: Chairman Mudd commented that the application was a good fit and a good application. Chairman Mudd reviewed the outline of a form a proposed resolution. A motion to adopt the proposed resolution approving the application was made by Ms. Marchetti and seconded by Councilman Cecere and was approved unanimously by a 5-0 vote of the Board.

INVITATION FOR PUBLIC DISCUSSION

Chairman Mudd opened upon the meeting for public discussion, but no one appeared or wanted to be heard.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lynda Korfmann, Secretary to the Planning Board