

**WEST CALDWELL PLANNING BOARD
CONFERENCE MEETING MINUTES**

September 12, 2016

A Conference Meeting of the Planning Board of the Township of West Caldwell was held on September 12, 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 (via Skype), Chairman Mudd, Mr. Smith, Ms. Marchetti, Councilman Cecere and Mr. Palmisano

Members Absent: Mr. Dremel and Mayor Tempesta

Advisors Present: Gregory Castano, Esq., Lynda Korfmann, Secretary of the Planning Board

APPROVAL OF MINUTES

The Minutes of the August 8, 2016 Conference Meeting were approved by the Board.

HEARINGS

PB16-14 Lohmann Therapy Systems, 15 Henderson Drive, Block 1501, Lot 7, Zone District M-2. Applicant to install new back up 100kw generator and ex post facto application to approve the installation of two new exterior condenser units.

Stephanie Satz, Esq., general counsel for the applicant and Mike Scaglione, representative from the applicant appeared. Mr. Scaglione explained the application and identified the locations of the generator and the two condenser units on a site plan prepared by GC Stewart. All equipment is located at the rear of the property about 5 feet off of the principal structure. Chairman Mudd pointed out that Township regulations require such equipment to be no closer than 10 feet to the principal structure. Mr. Scaglione agreed to relocate the proposed generator. Mr. Scaglione indicated that he will apply for a variance for the existing condenser units. The Board acknowledged that Chuck Stewart may testify as to the performance standards of the equipment. Mr. Martorana clarified that an acoustic report shall be required and if the applicant provides expert testimony that the equipment will meet Township standards, the Township will retain an acoustic expert shortly after an installation to verify that it meets the standards. The applicant shall be responsible to pay for this acoustic report. The applicant was advised that the Public meeting would likely be October 17, 2016 if it obtained the required 200 foot list, provided it to the Board Secretary and completed the required notice to property owners and publication.

PB16-15 West Caldwell Clips Associates, LLC, 749-755 Bloomfield Avenue, Block 1000, Lot 4, Zone District B-3. Application for site plan approval for change in tenancy. Applicant proposes to operate a hair cut salon and to sell related hair care items and for ancillary sale of sports related items such as hats, jerseys and sports memorabilia.

Elizabeth Durkin, Esq., appeared on behalf of the Applicant. She explained that the new salon is a franchise known as Sports Clips. This site will be a second location for the applicant (other location in North Vale). The use is a permitted use and this location previously was occupied by Foot Locker. There will be interior modifications. The salon shall service men and boys for haircuts. Although there will be eight chairs, there will not be more than 3 employees at any given time. Ms. Durkin explained that the seats are intended for stages or parents while children receive haircuts. Chairman Mudd acknowledged that the parking is acceptable. Seven spaces are required (Twist had required 6 spaces). There are a total of 72 spaces on site. Smashburger requires 28 spaces. Chipotle requires an unknown number of spaces,

but there will be sufficient parking for the applicant. Chairman Mudd recommended that this matter be referred to the Minor Site Plan Committee. Chairman Mudd requested that the applicant sign the Conformance to Performance Standards statement.

MINOR SITE PLAN COMMITTEE

PB16- 10 Thomas J. O’Beirne & Co., Inc., 551 Passaic Avenue, Block 2100, Lot 1, B-3 Zone District. Change in commercial tenancy approved with conditions.

SIGN COMMITTEE REPORT

1. PBS-16-029 Brown Moskowitz & Kallen (for Mercedes-Benz of Caldwell); 1220 Bloomfield Ave., Block 1700, Lot 1, Zone B-3; wall-mounted identification; approved.
2. PBS-16-030 Brown Moskowitz & Kallen (for Mercedes-Benz of Caldwell); 1220 Bloomfield Ave., Block 1700, Lot 1, Zone B-3; free-standing directional; approved.
3. PBS-16-031 Brown Moskowitz & Kallen (for Mercedes-Benz of Caldwell); 1220 Bloomfield Ave., Block 1700, Lot 1, Zone B-3; free-standing identification; approved.
4. PBS-16-032 Brown Moskowitz & Kallen (for Mercedes-Benz of Caldwell); 1220 Bloomfield Ave., Block 1700, Lot 1, Zone B-3; (4) wall-mounted directional; approved.
5. PBS-16-033 FastSigns of Fairfield for Clear Cell, 10 York Ave., sign panel replacement, approved with conditions.

INVITATION FOR ADDITIONAL DISCUSSION

Chairman Mudd opened a discussion regarding proposed Ordinance change recommendations. Certain provisions were reviewed and discussed. Chairman Mudd suggested the possibility of adopting a Resolution regarding the proposed ordinance changes to present to the Township Council.

Chairman Mudd mentioned the League of Municipalities weekend and reminded Board Members to notify the Township Administrator if they want to attend.

Chairman Mudd reviewed pending applications – Original Bagel, PF Market, MSM Associates.

The meeting was concluded by Chairman Mudd.

ADJOURNMENT

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Lynda Korfmann
Secretary to the Planning Board