

PLANNING BOARD  
TOWNSHIP OF WEST CALDWELL  
ESSEX COUNTY, NEW JERSEY

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CONFERENCE MEETING MINUTES  
**January 11, 2016**

Chairman Mudd called the meeting to order at 7:20pm and read the opening statement.

**ROLL CALL**

Members present: Mr. Martorana (via Skype), Mr. Dremel, Chairman Mudd, Mr. Smith,  
Ms. Marchetti, Mr. Palmisano and Councilman Cecere

Members absent: Mayor Tempesta

Advisors present: Gregory J. Castano, Jr., Esq. and Tamara E. Bross.

**DISCUSSION**

Applications for classification and completeness review.

**P15-17 EnterSolar LLC, 5 Dedrick Place, Block 1500 Lot 13, M-2 Zone;** Property Owner Ricoh Americas Corporation; Site Plan for installation of a ground mounted solar panel array. Present was John Wyciskala Esq. for completeness review. Revised plans were submitted and changes were presented to the Board. The applicant offered landscape plan and stated that all plantings will be 10-16 feet high; Board requested planting height and full grown height be added to plan; Landscape Plan will be forwarded to Environmental committee. Electrical box is eliminated, shadow board fence will replace chain link fence. Referral from Essex County Airport is requested. If all required documents are received by 1/15 than application may be added to the January 25<sup>th</sup> agenda.

**P15-21 Smashburger Aquisition – New Jersey LLC, 749 Bloomfield Avenue, Block 1000, Lot 4, B-3 Zone;** Property owner Woodbury Square Center LLC; Site Plan for occupancy with Conditional Use for a seventy-seven (77) seat restaurant. Present was John Wyciskala Esq. for completeness review. Revised plans submitted with seating reduced to 67 seats to comply. Documents required for completeness: roof top plans will need to be submitted; Notice and fees for conditional use; certification of performance standards; ownership disclosure for LLC and Essex County Planning Board application. When all items are submitted than will schedule for next Public Hearing.

**P15-22 Eric Seward, 758 Bloomfield Avenue, Block 2101, Lot 2, B-3 Zone;** Property owner West Caldwell Plaza, LLC; Site Plan for occupancy of a Chiropractic Clinic. Applicant stated business hours; a membership business and goal is set for 60-70 members a day to “drop in”. Application to Essex County Planning Board is required. Application referred to the Minor Site Plan Committee for adjudication once the required documentation is received.

## **SITE PLAN COMMITTEE REPORT MINOR**

P15-18 Mountain Ridge County Club, 713 Passaic Ave., replace bathrooms in single building near 14<sup>th</sup> green on course, approved with conditions.

P15-19 Ricoh Americas Corporation, 5 Dedrick Place, install rooftop HVAC units, approved with conditions.

## **SIGN COMMITTEE**

PBS-15-027 Mike's Falafel, 669 Bloomfield Ave., wall mounted, approved with condition.

PBS-15-028 Mike's Falafel, 669 Bloomfield Ave., recover existing awning, approved.

PBS-15-029 Honeybaked Ham Co. & Cafe, Passaic Ave., temporary banner, approved with conditions.

PBS-15-030 Honeybaked Ham Co. & Cafe, Bloomfield Ave., temporary banner, approved with conditions.

PBS-15-031 Paul Miller Auto Group, 1155 Bloomfield Ave., temporary banner, approved with conditions.

PBS-15-032 Marshalls, 901 Bloomfield Ave., shopping center directory panel, approved.

PBS-15-033 Marshalls, 901 Bloomfield Ave., wall mounted, approved.

## **INVITATION FOR ADDITIONAL DISCUSSION**

Meeting was adjourned at 8:04 PM

Respectfully submitted,

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Tamara E. Bross                  Planning Board Secretary