

Minutes of the Planning Board Public Meeting of March 19, 2014

Prior to the start of the meeting, Mr. Leckstein swears in Deputy Mayor Montone as a Class II member of the Planning Board for a one year term commencing January 1, 2014 and expiring December 31, 2014, and Mr. Mirabal is sworn in as a Class IV member for a four year term commencing January 1, 2014 and expiring December 31, 2014.

Present are Mayor Tagliarini, Mr. Brady, Mr. Awofolaju, Mr. Hirsch, Mr. Mirabal, Deputy Mayor Montone, Mrs. Sims, Mr. Vena, Mr. Shenton, Mrs. Williams

Also present are Michael Leckstein, Esq., Leckstein and Leckstein, Anthony Abbonizio, CME Associates, and Tim Gillen, CME Associates, who arrives at 8:10 p.m.

Absent is Mr. Vinci.

Mr. Hirsch moves to accept the minutes of the November 6 and December 4, 2013 public meetings, and the February 19, 2014 Reorganization and Public Meetings, seconded by Mr. Vena, and on voice vote all members approve.

New Business, SP14-500/Columbia Bank, Applicant and Property Owner: Columbia Bank, 1154 Highway 34 (at Lloyd Road), Block 89, Lot 11. Preliminary and Final Site Plan and Variance application to modify four (4) existing parking spaces along Route 34 to construct eight (8) angled parking spaces. The modification will increase the number of available parking spaces in the front of the existing bank building facing Route 34. Four (4) existing parking spaces in the rear of the bank will be removed. Applicant also requests approval to install generator on south side of building. Variance required for front yard setback on Route 34 of 50 ft. required and 49.3 ft. existing from prior approvals. Variance required for 50 ft. front yard setback on Lloyd Road, 33.2 ft. existing from prior approvals. Variance required for minimum 20 ft. setback from street line where 4 ft. is proposed. Variance required for parking in front yard where four (4) spaces were previously approved and will increase to eight (8) parking spaces. Variance previously granted to allow building of 1,955 sq. ft. where 3,000 sq. ft. minimum required; this variance condition does not change. Note this application was before the Planning Board in February as a concept plan application.

Thomas Warren, Esq., attorney for the applicant, passes out copies of a site plan dated March 4, 2014, prepared by Masur Consulting, to which their professional, Mr. Skot Kipnis addresses the Board, referring to the exhibit, saying this is a one story building, located on 1.3 acres in the Highway Commercial zone at the corner of Route 34 and Lloyd Road, Block 89, Lot 11. There are currently four parking spaces in front of the building on the Highway 34 side, and parking on the side and rear of the building. They want to create eight new angled parking spaces in the front of the building, facing Route 34, and approximately 4 ft. off Route 34.

Referring to the site plan dated March 4, 2014, they show a color rendering that takes into consideration concerns of the Board during the concept plan showing impervious area, landscaping and lawn area. The dark green is the proposed Route 34 side, light brown is the utilities, the orange is the existing sidewalk along Route 34 and Lloyd Road and within the site. It further shows the proposed eight angled parking spaces along Route 34, and they have removed the eight parking spaces from behind the building. Previously if you used those spaces you had to cross the road way and drive thru aisle. The proposed angled parking will replace the rear parking spaces, so it is a net effect.

The applicant is further proposing a generator to be located on the left side, Lloyd Road side, of the building. They do not feel the location of the generator will impede the flow of traffic to get to the angled parking spaces.

The existing set back for front yard parking is 19 ft., and this will be reduced to 4 ft. with the angled parking. Required is 20 ft.

Currently the entrance off Highway 34 works in a counter clockwise direction around the building, thru the drive thru and either around the building again to Route 34 or out to Lloyd Road.

The applicant has reviewed the CME letter of March 17. With regard to grading and drainage, he submits they are increasing the impervious coverage. The reality will be no change to the current drainage pattern. They propose reducing pavement area coverage by about 1,000 sq. ft.

Referring to an exhibit marked A-1 with today's date, a copy of the site plan, marked in red and yellow, they are showing the proposed relocation of the sidewalk, moving it in closer to the building, with existing sidewalk to be removed. This is marked in red; there is no need for that added width of sidewalk on that side of the building.

With regard to the fire department, the fire code official has requested the correct fire zone signs that shall be white with red lettering, 12 in. x 18 in. and state "Fire Zone No Parking No Standing." The maximum distance for sign placement is 75 ft. Further the fire official said the fire zone ground striping and/or lettering must be yellow. The additional comment from the fire official is that per Township Ordinance the fire prevention bureaus are authorized to establish fire zones. The applicant agrees to these conditions. He notes the fire zone goes around the building from the front of the site to the right side. It will end at the side of the building before turning to go into the drive thru lanes.

Referring to the landscaping plan on Sheet 3 of 3, Japanese Yews will be planted around the front; other landscaping will be as shown on the plan. They will shield the headlights in the new parking configuration from the Highway. Planting height will be 4 ft. They will shield the generator with landscaping as well.

There is an existing light pole in the rear of the site behind where the four parking spaces will be removed. It will be relocated closer to the drive aisle.

The dumpster is proposed in the same location as it is now, in the rear of the site.

Answering Mr. Vena, by moving the sidewalk in, it becomes a pad for the generator. Referring to Exhibit A, Mr. Kipnis says to follow the red line, which shows where the sidewalk and curbing will be moved in, the generator pad and removal of existing sidewalk. Mayor Tagliarini requests a "no walking" signage be posted so no one walks in the roadway area, and the applicant agrees. Mr. Shenton requests the "no left turn" out of the Lloyd Road exit remain, and the applicant agrees.

The fire department provided the Board with a letter as to their requirements; the applicant has reviewed this letter and agrees to comply with their requirements.

Deputy Mayor Montone moves a resolution to executive session, seconded by Mr. Vena, and on voice vote all members agree.

Deputy Mayor Montone moves a resolution to adjourn executive session and return to the public meeting, seconded by Mayor Tagliarini, and the public meeting is then adjourned.

