

TOWNSHIP OF SADDLE BROOK
PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's regular meeting, held on Tuesday, May 19, 2015.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Gierek, Mr. Lynch, Mr. Maniscalco, Mr. Punzo, Mr. Sergio, Mayor White and Mr. Brantner – PRESENT Councilman Camilleri, Mr. Compitello, Mr. Mazzone and Mr. Abel – ABSENT Also present were Stephen Pellino, attorney, Richard Brown, engineer and Gary Paparozzi, planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT: Adequate notice of this meeting has been sent to all members of the Planning Board and to all legal newspapers in Accordance with the Provisions of the OPEN PUBLIC MEETINGS ACT, CHAPTER 231, P.L. 1975.

4. MISCELLANEOUS

A.) Salvatore & Antonia Caramanna, 44 Catherine Ave., Block 610, Lot 6

Mr. Maniscalco announced that this application is not on the agenda tonight. It will be carried to the June 16, 2015 meeting with no further notice.

B.) Saddle Brook 2013, LLC, 301 Mayhill St., Block 1008, Lot 5.02

Joseph Basralian (attorney for the applicant) – I sent a letter to the Board requesting the application be carried to the September 15, 2015 meeting. I will renote. I waive the toll of time.

Mr. Punzo made a motion to carry the application with new notice. Mr. Brantner seconded the motion. All in Favor - YES

C.) Stone Brook Garden Landscape & Supply

Mr. Pellino – The Bergen County Planning Board made revisions to their plan. You should rely on the opinion of your engineer.

Mr. Brown – The County wants one ingress driveway and one egress rather than a two way driveway. The left side will be ingress; the right side will be egress. My opinion is it's a De Minimus change and they don't have to reapply.

Mr. Punzo made a motion to not require a new application as the changes required by Bergen County are DeMinimus. Mr. Sergio seconded the motion. All in Favor - YES

5. NEW BUSINESS

A.) Minor Subdivision and Site Plan Application

Midland Commons of Saddle Brook, LLC, VanBussum Ave. & NJSH 46, Block 402, Lots 1 & 2

Carmine Alampi, attorney for the applicant, came forward.

Eighty units were previously approved. They were not built because of the downturn in the economy.

We went back to the Township Council for an amendment to the Redevelopment Plan to make these rental units. Also, the height was changed from forty feet to forty five feet. We conform with the height, density and other restrictions. We're now providing recreational facilities that we didn't have before.

Part of the application is to consolidate lots 1 & 2. It's a large triangular property accessed by Midland and VanBussum. It includes Grace and Madeline Streets, which were vacated. Properties on either side acquired that property.

Raymond Virgona, architect, was sworn in.

Eight pages, dated 01/20/15, were marked Exhibit A-1.

Mr. Virgona – There are two buildings proposed. They are the mirror image of each other. The entrance driveway is off of VanBussum. It goes between the two buildings, which are ‘L’ shaped. The building on the right, Building A, is 45 feet high with a flat roof and three stories above ground level. Ground level has a fitness room, lobby, community room and parking. We tried to mask the parking from the street. The units have nine foot high ceilings. In the parking area there is a dumpster area and storage area. There are 2 stairs: one for egress and one to the lobby. This building has 41 units, 6 of which are affordable housing units. There is a mix of one bedroom units (800 square feet), two bedroom units (1,050 – 1,200 square feet) and one bedroom units with a den. The affordable housing units are on the third floor. Building B has 39 units because of the change in affordable units. On the ground floor, instead of a community room (as in Building A), it has a fitness center. The amenities are shared by both buildings. There will be a total of 19 market rate one bedroom units, 6 market rate one bedroom units with a den, 43 market rate two bedroom units and 12 affordable housing units. The floor plan is the same for all three floors. There will be recreation areas outside the buildings. They buildings are fire rated structures, fully sprinklered and the stairways will have standpipes in addition to detectors, etc. in each unit. The buildings are NFPA compliant. They will be 13 systems, not the lesser quality 13R systems. We don’t have a huge continuous attic space, no large void where fire can travel.

Mr. Papparozi – The height on the plan at peak is 48 feet.

Mr. Virgona – We have the main roof 45’ 11”. The other part is a mansard wall, which is decorative.

Mr. Papparozi – The ordinance says “to the top of the roof structure.”

Mr. Maniscalco – Plus the cupola brings it to over 50 feet high.

Mr. Papparozi – It may push the application to the Zoning Board.

Mr. Pellino – That would put you over the 10% (additional height).

Mr. Alampi – Then they are history.

Mayor – Where are the condenser units going/

Mr. Virgona – through the wall units will be used so there’s no condensing units. Each unit is self contained. There will be one low unit on the roof for the corridors and lobby, which cannot be seen over the parapet.

Mr. Punzo – Are the apartments handicap accessible?

Mr. Virgona – Each unit can be converted to handicap accessible.

Mr. Lynch – Will there be a maintenance person onsite?

Mr. Alampi – No.

Mr. Punzo made a motion to open the meeting to the public for questions for Mr. Virgona. Mr. Sergio seconded the motion. All in Favor – YES

No public participation.

Mr. Sergio made a motion to close the meeting to the public. Mr. Punzo seconded the motion. All in Favor – YES

Calisto Bertin, engineer, was sworn in.

His plan, consisting of fourteen pages, dated 02/23/15 was marked Exhibit A-2.

The landscaping plan was marked Exhibit A-3.

A colored rendering was marked Exhibit A-4.

Mr. Bertin – We’re improving VanBussum. It will be a thirty foot wide roadway with sidewalks along the site frontage, across VanBussum and on Midland Ave. up to under the bridge. There will be two 24 foot wide driveways off of VanBussum, further from Midland Ave. You can drive through the building. Parking spaces are 9’ x 18’ and aisles are 24’ wide. Handicap spaces will be 8’ wide with 5’ or 8’ wheelchair access or van accessible 16’ wide. There are 6 handicap spaces. There will be a total of 170 parking spaces; 155 are required. A pick-up truck will empty the dumpsters. Our prior project already received site plan from Bergen County. We are in compliance with the setback requirements. The landscape plan shows evergreen along the railroad, arborvitae along Midland Ave., street trees along VanBussum and others in the parking area. We will accommodate the Board engineer’s request for more deciduous trees. In the elbow of each building, there will be sitting areas. A basketball court will go in at the west end of Building A. There will be brick pavers at the main entrance. The entrance also has two masonry walls, which along with landscaping, hide two transformers. There will be a small sign at the entrance and at the corner saying “The Grande at Saddle Brook”. Route 46 is higher than the site. WE put in a retaining wall five feet high. The drainage will be collected to a detention system under VanBussum. There is also a drainage system under the parking lot at the southeast corner of the site. Water will be filtered. It discharges to a pipe along the railroad. The calculations were provided the the Board engineer. We reduced the rate of runoff.

Stormwater Drainage Analysis, dated 02/23/15 was marked Exhibit A-5.

Mr. Bertin – Target reductions were met. We will maintain the system. We’re bringing in a new sewer line down VanBussum. We will put a main down the middle of the driveway. Properties on the north side of VanBussum will also benefit from this sanitary service. We will install a loop system so that the water can come from two directions, instead of one. The system will increase water pressure and volume to this area. We will have a fire hydrant on the island toward the back of the building. There is enough room in the 24 foot driveway for a fire truck. We will move the utility poles, currently on the north side of VanBussum, near the transformers. From the poles, it will go underground to the transformers. There will be lights under and around the building. Acorn lights (street lamps) on VanBussum will be supplied by PSE&G. Decorative lanterns will be used onsite. All lights will be soft white LED lights. There will be wall mounted lights on the back of the building. There will be direction signs. A sixteen square foot monument sign, lit with a spot light, will sit diagonally on Midland Ave. The entrance wall will hold a 7.3 square foot sign. We will comply with the Board engineer’s comments.

Traffic Statement, dated 05/19/15, was marked Exhibit A-6.

Mr. Bertin – During the a.m. rush, 13 vehicles will leave during an hour; in the p.m. rush 15 vehicles will enter in an hour. Site visibility will be improved when the vegetation is removed. I think this can accommodate the traffic generated.

Mr. Maniscalco – The berm is only on the VanBussum side?

Mr. Bertin – The Midland Ave. side is already higher.

Mr. Lynch – Who maintains VanBussum?

Mr. Bertin – It is a municipal road.

Mr. Lynch – How are the detention chambers maintained?

Mr. Bertin – They don't need to be.

Mr. Lynch – What if it fails? Does the existing Developer's Agreement have any bearing on this application? If so, does it address this?

Mr. Pellino – It has bearing on this.

Mr. Alampi – I don't have it with me, but this application does not displace that Developer's Agreement.

Mr. Brown – I discussed these improvements with Mr. Lemanowicz because this is a municipal road. I suggest the system for the roadway system goes into the maintenance manual along with the other system.

Mr. Paparozzi – What is happening with the billboards?

Mr. Alampi – They are staying. Removal is not required by the Redevelopment Agreement.

Mr. Pellino – Redevelopment Agreement aside, it still has to meet other zoning requirements.

Mr. Ambrogio – Will there be a buffer between the AH3 and B3 zones?

Mr. Alampi – There is none proposed. The property is vacant. The previously approved self-storage facility will not be going there.

Mr. Ambrogio – The previous approvals had a fire lane to access the rear property.

Mr. Bertin – We can take parking spaces out to put an aisle in.

Mr. Maniscalco – Can fire trucks go around the building?

Mr. Brantner – Were soil samples taken?

Mr. Alampi – We have a no further action letter on file with the clerk after doing a \$2,000,000 clean up.

Mr. Punzo made a motion to open the meeting to the public for questions for Mr. Bertin. Mr. Brantner seconded the motion. All in Favor – YES

Gary, 835 Midland Ave., Garfield – Was a real traffic study done? That is a high accident area. Does the County Have to review it?

Mr. Bertin – Bergen County will look at it prior to the project.

Mr. Punzo made a motion to close the meeting to the public. Mr. Sergio seconded the motion. All in Favor – YES

Recess 9:50-10:05

Mr. Alampi summarized.

Mr. Pellino – You accept that you will enter into a Developer's Agreement?

Mr. Alampi – Yes.

Mr. Lynch – My issue is the detention system in the township road. Could it be moved?

Mr. Alampi – I can't commit to it.

Mr. Bertin – It looks like the piping could be shifted over in front of the easterly building.

Mr. Brown – Mr. Alampi has agreed to provide a new survey.

Mr. Punzo made a motion to approve the application, including a height variance of three feet, with the following conditions: subject to a Developer's Agreement, the replacement of the street detention system, the submission of maintenance manual for the detention system, showing that the applicant is responsible for its maintenance, additional deciduous trees to be planted and the pre-existing billboard is not to be enlarged. Mayor White seconded the motion.

VOTE: Mr. Ambrogio, Mr. Gierek, Mr. Lynch, Mr. Maniscalco, Mr. Punzo, Mr. Sergio, Mayor White and Mr. Brantner – YES

APPLICATION APPROVED

B.) Site Plan Waiver

SPUS7 Park 80 West, L.P., 250 Pehle Ave., Block 1002, Lot 1

Allyson Kasetta, attorney for the applicant came forward.

Ms. Kasetta – This property is developed with two office buildings and parking areas. The application is for Plaza I only. We are requesting a waiver per Section 163-6 (read it). We think we meet the requirements for the waiver. On May 12, 2015, Bergen County Planning sent a letter stating that they were waiving it.

Allan Horowitz, architect was sworn in.

A one page plan, dated 05/08/15, was marked Exhibit A-1.

Mr. Horowitz – The primary thrust is to create a visual update to make the building look more modern. We are proposing cladding to the perimeter of the building and a new vestibule, glass cube entrance, with more direct circulation. We are not increasing usable space in the building. None of the changes create a need for variance relief. I prepared a letter (marked Exhibit A-2 regarding lighting, dated 05/18/15, in response to the Board engineer's comment. Pole lights will be replaced with modern LED energy efficient directional fixtures that are an aesthetic upgrade. The light level will be the same or less. We also propose approximately fifteen bollard and step lights. There will be no measureable effect on the overall lighting. We also think new light will increase the overall safety. No lighting will spill over from the site. There will be no increase in the lumens.

Mr. Brown – I recommend the submittal of a point to point lighting plan.

Mr. Punzo made a motion to open the meeting to the public. Mr. Sergio seconded the motion. All in Favor – YES

No public participation.

Mr. Sergio made a motion to close the meeting to the public. Mr. Punzo seconded the motion. All in Favor – YES

Mr. Sergio made a motion to approve the waiver subject to the submission of a lighting plan. Mayor White seconded the motion.

VOTE: Mr. Ambrogio, Mr. Gierek, Mr. Lynch, Mr. Maniscalco, Mr. Punzo, Mr. Sergio, Mayor White and Mr. Brantner – YES

WAIVER APPROVED

6. RESOLUTION

Mr. Gierek made a motion to approve the resolution denying the motion for reconsideration for Salvatore and Antonia Caramanna, Block 610, Lot 6. Mr. Sergio seconded the motion.

VOTE: Mr. Ambrogio, Mr. Gierek, Mr. Maniscalco, Mr. Maniscalco, Mayor White and Mr. Brantner – YES Mr. Lynch, Mr. Punzo and Mr. Sergio – ABSTAIN

7. MINUTES

Mr. Punzo made a motion to approve the minutes of the April 21, 2015 meeting. Mr. Gierek seconded the motion. VOTE: Mr. Ambrogio, Mr. Gierek, Mr. Lynch, Mr. Maniscalco, Mr. Punzo, Mr. Sergio, Mayor White and Mr. Brantner – YES

Mr. Maniscalco made a motion to approve the minutes of the March 17, 2015 meeting. Mr. Punzo seconded the motion. VOTE: Mr. Ambrogio, Mr. Gierek, Mr. Maniscalco, Mr. Punzo, Mayor White and Mr. Brantner – YES

8. COMMUNICATIONS

Mr. Punzo made a motion to accept and file the communications. Mr. Gierek seconded the motion. All in Favor – YES

9. VOUCHERS

Mr. Punzo made a motion to pay the following vouchers provided funds are available:

- Remington & Vernick Engineers, 04/15/15, Saddle Brook Holdings, LLC, \$191.25
- TLC Plus, 05/19/15, Return Unused Escrow, \$2,796
- Bennigan's Saddle Brook, LLC, 05/19/15, Return Unused Escrow, \$2,125.18
- Basile Birchwale & Pellino, LLP, 04/20/15, Stone Brook Garden, \$41.65
- Basile Birchwale & Pellino, LLP, 04/20/15, Salvator Caramanna, \$406.25
- Basile Birchwale & Pellino, 04/20/15, Saddle Brook 2013, LLC, \$270
- Carroll Engineering Corp., 04/24/15, Midland Commons of Saddle Brook, \$1,876
- Carroll Engineering Corp., 04/24/15, Stone Brook Garden & Landscape Supply, \$1,005
- Basile Birchwale & Pellino, LLP, 04/27/15, Litigation – World Wheat, \$4,926.25

Mr. Gierek seconded the motion. All in Favor - YES

10. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Mr. Punzo made a motion to open the meeting to the public.

No public participation.

Mr. Punzo made a motion to close the meeting to the public. Mr. Lynch seconded the motion. All in Favor - YES

11. CLOSED SESSION

The Board went into closed session to discuss the World Wheat litigation (10:53 – 10:57)

12. ADJOURN

Mr. Punzo made a motion to adjourn the meeting. Mr. Sergio seconded the motion. All in Favor - YES

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary