

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Tuesday, April 17, 2018.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Councilwoman D'Arminio, Mr. Maniscalco, Mayor White and Mr. Cook - PRESENT Mr. Hickey, Mr. LaGuardia, Mr. Verile, Mr. Mazzone and Mr. Camporeale – ABSENT Also present were Stephen Pellino, Board attorney, Chris Briglia, Board engineer and Gary Paparozzi, Board planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. SITE PLAN APPLICATION

Belle Properties, LLC, 569 N. Midland Avenue, Block 1701, Lot 6

Charles Sarlo, attorney for the applicant came forward and provided proof of notice.

Mr. Sarlo – The property is located in the B-1 zone. It has been used as a residential structure since it has been there; a pre-existing nonconforming use. There is also a detached garage, which was used to sell flowers. Belle Properties LLC is a single purpose LLC created to buy this property. Their intent is to convert it to an office use; a conforming use in the B-1 zone. Certain alterations need to be made to convert, including the expansion of the parking area. The building will be leased to Wetlands Inc. (same owners as Belle Properties), a landscaping and construction company. They have 7-8 employees. They will not have materials stored here. It will be their business office. We are here for site plan approval. We also need a lot coverage variance (50% required; 63.8% proposed). Per 2010 case law, pre-existing variances do not need to be included in the variance request. We are not expanding the footprint of the building.

Mr. Paparozzi – A parking variance is required. Also, they have a bathroom in the garage.

Mr. Sarlo – The basement is only for storage, so we did not count it in the floor area.

Mr. Paparozzi read the Township parking code. It is my opinion that the basement counts.

Mr. Sarlo – That makes the parking requirement 21 spaces. The bathroom in the garage and the kitchens and bathrooms on each level of the house are pre-existing. It is our intent to leave them there. The kitchen will be used as an employee lounge. The Board engineer letter refers to this as a professional office, but it is more of a business office, which is a permitted use.

Saddle Brook's parking standard is a very low standard. Twenty-one spaces are required; 13 provided. We believe that will be enough for the size of this building. We can add additional spaces, but that will increase the impervious coverage.

Eric Hough, engineer for the applicant was sworn in.

Mr. Hough – The site, located on the west side of North Midland Ave., has a 1 ½ story house, a one story garage and a small shed. It is in the B-1 zone, where office use is permitted. The canopy on the south side will be removed and access to the site will be on both sides. Thirteen

parking spaces are proposed. Including the basement, there is approximately 3,000 square feet. According to Institution of Transportation Engineers (ITE) standards, 9 parking spaces are required. Rooftop runoff will go to 2 drywells between the parking area and the garage. This will decrease the runoff. Utilities will remain as is. One area light and two wall lights are proposed. Regarding the Carroll Engineering comments:

- The application has been submitted to the county.
- There will be no increase to sanitary sewer.
- There will be no increase in vehicular traffic.
- The landscaped area will be grass.

ITE generates seven trips during the a.m. traffic hour and seven trips in the p.m. traffic hour for this business, which is four more trips than a residential use would be for each. There is room to increase parking in the rear area of the property; however, I believe there is sufficient parking with the proposed 13 spaces.

Mr. Browne – Will there be visitors?

Mr. Sarlo – there could be some.

Mr. Hough – That is factored into the ITE standards.

Mr. Cook – What is the proposed use of the garage?

Mr. Sarlo – It could be used for two parking spaces. That would increase parking to 15 spaces.

Mr. Ambrogio – Will you be parking dump trucks onsite?

Mr. Sarlo – No equipment or trucks will be onsite. They will be at their Clifton location.

Mr. Compitello – Is the driveway on the right a one way? How would a fire truck go around?

Mr. Hough – I haven't done a turning template.

Mr. Maniscalco – Maybe one driveway could go in and the other, out.

Mr. Hough – We were trying to not have traffic routed between buildings.

Mr. Sarlo – We may have to defer to what the county wants.

Mr. Maniscalco – What is the purpose of the shed? Can you get rid of it?

Mr. Sarlo – We'd like to keep it for equipment to cut the grass.

Mr. Ambrogio – I think you could remove the kitchen in the basement. There is a full bathroom down there.

Mr. Paparozzi – ITE is to be used as a guideline. There is no parking precedent in this state other than residential. I don't think 15 spaces will be an issue. It wouldn't hurt to have the kitchen removed. It also makes sense to remove the full bathroom in the garage.

Mr. Briglia – There should be an operation and maintenance plan for the stormwater management system. Was an analysis done for site lighting?

Mr. Hugh – We have foot candles on the site plan.

Mr. Ambrogio – The Township Site Plan ordinance requires curbs and sidewalks.

Mr. Briglia – If it's in the county right of way, the county will require it.

Mr. Compitello made a motion; seconded by Mr. Ambrogio to open the meeting to the public.

All in Favor – YES

No public participation.

Mr. Compitello made a motion; seconded by Councilwoman D'Arminio to close the meeting to the public. All in Favor – YES

Mr. Ambrogio – Will there be signs.

Mr. Sarlo – There will be one conforming sign.

Mr. Pellino reviewed the variances requested for this site plan application. New variances requested are parking and lot coverage. Pre-existing conditions include: front yard setback, distance between primary and secondary buildings, side yard setback for garage, rear yard setback for garage and rear yard setback for shed.

Mr. Ambrogio made a motion; seconded by Mr. Compitello to approve the application with the following conditions: 1.) No storage of equipment onsite; 2.) Must have a stormwater operation and maintenance plan; 3.) Remove kitchen and laundry room in the basement; 4.) Garage to be used for two additional parking spaces.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Councilwoman D'Arminio, Mr. Maniscalco, Mayor White and Mr. Cook – YES

APPLICATION APPROVED

5. RESOLUTION

Mayor White made a motion; seconded by Mr. Compitello to adopt the resolution authorizing contract with Chris Briglia, Carroll Engineering. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Councilwoman D'Arminio, Mr. Maniscalco, Mayor White and Mr. Cook - YES

6. MINUTES

Mr. Compitello made a motion; seconded by Mr. Browne to adopt the minutes of the February 20, 2018 meeting. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Councilwoman D'Arminio, Mr. Maniscalco, Mayor White and Mr. Cook – YES

7. COMMUNICATIONS

Mr. Compitello made a motion; seconded by Mr. Ambrogio to accept and file communications. All in Favor –YES

8. VOUCHERS

Mr. Compitello made a motion; seconded by Mayor White to pay the voucher to return unused escrow to SPUS7 Park 80 West in the amount of \$27.71, provided funds are available. All in Favor – YES

9. OPEN AND CLOSE MEETING TO THE PUBLIC

Mr. Compitello made a motion; seconded by Mr. Browne to open the meeting to the public. All in Favor - YES

No public participation.

Mr. Compitello made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor - YES

10. ADJOURN

Mr. Compitello made a motion; seconded by Mayor White to adjourn. All in Favor - YES

Meeting adjourned 8:39 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary