TOWNSHIP OF SADDLE BROOK
PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Tuesday, June 18, 2019.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mr. Verile, Mr. Maniscalco, Mayor White, Mr. Mazzone, Mr. Cook and Mr. Camporeale - PRESENT Mr. Compitello - ABSENT

Also present were Anthony Cialone, substituting for Board attorney and Gary Paparozzi, Board planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. CLOSED SESSION
Councilman Gierek made a motion; seconded by Mr. Verile to go into closed session to discuss possible amendment of the Master Plan by Adoption of Revised Housing Element and Fair Share Plan.
Councilman Gierek made a motion; seconded by Mr. Browne to go into open session.

5. PRELIMINARY & FINAL SITE PLAN APPLICATION
VRAJ Market LLC, 449 Market Street, Block 705, Lot 27
Allyson Kasetta, attorney for the applicant came forward.
Ms. Kasetta – The Property is located in the B-2 zone and has been developed with a retail building for many years. It has been the subject of prior approvals by both the Planning Board and Board of Adjustment. Most recently (2014), site plan approval was granted for site plan approval for a day care center, which still exists on the ground floor. There is also a tattoo salon in the building, which was granted variance by the Zoning Board. The applicant proposes to replace the former Kim Bridge store, a retail florist, card and gift store with a supermarket. The day care center and tattoo parlor would remain, however the tattoo parlor would be slightly reconfigured to provide better access to the ground floor and mezzanine. The property contains existing nonconformities, noted on the site plan. We do not believe they require a variance because these are not exacerbated by this change in occupancy. We received a letter of exemption from the Bergen County Planning Board, dated 05/21/19.
Robert Costa, engineer for the applicant was sworn in.
Mr. Costa – The survey was updated May 2019. It shows all existing conditions. The proposed grocery store will be 8,600 square feet on the ground level and roughly 2,400 square feet on the mezzanine level. The only changes are concrete pads at the exit. Ingress, egress and lighting will all remain the same. The owner will control all deliveries at off hours. They will not impact the day care. Sheet 1 of 2, shows that the property is in the B-2 zone and has a zoning schedule (read it). 19,750 square feet exists in the building. Previous applications had different numbers. The parking requirement is 62.9 parking spaces, we provided 33 plus 2 handicap spaces. When we did the parking calculations, we included the mezzanine even though it will not be a customer area. It will be for employees and office space.
Mr. Paparozzi – The parking requirement for office space is greater than for retail.

Ms. Kasetta – This is not a business office. It's an accessory use for the store.
Mr. Mazzone – People are going to park in back of the store and walk to the front entrance? I think they'll park in front of the nursery school.
Mr. Costa – There needs to be a second entrance at the rear of the store.
Mr. Maniscalco – The driveway is shared with Stone Brook, where trucks drive in and out. You need a rear entrance and check out.
Ms. Kasetta – I think they can do it.
Mr. Mazzone – There should be a barrier or guardrail between the driveways.
Mr. Costa – There could certainly be a fence or something.
Mr. Browne – The driveway is only 20 feet wide.
Mr. Costa – We can put a guardrail there to separate the two properties or a curb with a fence on it.
Mr. Maniscalco – Are there designated spots for nursery school drop off?
Ms. Kasetta – I don't think it will be a problem to dedicate spots for the day care. We can suggest they put up signage, if it's not there already.
Mr. Paparozzi – Was the parking always 35 spaces?
Mr. Costa – To my knowledge.
Mr. Paparozzi – The resolution says 45.
Ms. Kasetta – Previous applicants provided incorrect information to the Board. The plans did not have accurate square footage.
Mr. Costa – The numbers on my drawings have been checked and triple checked. They are correct.
Mr. Browne – Do we know how many teachers they have at the day care? They will use some of the parking.
Mr. Costa – There's not a lot that we can do internally. The day care has to exist.
Mayor White – Are 35 spaces going to be enough? Kim Bridge needed the lot next door for parking at the height of their business.
Mr. Costa – Let me gather information regarding the number of employees and information regarding the operation of the store, such as the duration of customers in the store. I can also get information regarding drop off, the number of employees, etc. for the nursery school.
Mr. Laguardia – Where will trucks park? Where will you unload? How will cars get in and out of the back lot? Employees will use most of the parking spaces.
Mr. Cialone – Was there a variance for a parking originally?
Mr. Costa – I don't know.
Mr. Paparozzi – Mr. Costa has it listed as pre-existing.
Mr. Cialone – I think you do need a variance for parking. Perhaps a traffic study would help.
Mr. Maniscalco – Is the parking lot compliant in space and aisle size?
Mr. Costa – I'll check.
Mr. Ambrogio – I also think the architectural plans should be reconfigured for when you come back.
Ms. Kasetta – We waive the toll of time.
Mr. Maniscalco – The application will be carried to the July 16, 2019 meeting with no further notice.

APPLICATION CARRIED

6. MINUTES
Mr. Browne made a motion; seconded by Mr. Verile to approve the minutes of the April 16, 2019 regular meeting and the May 9, 2019 special meeting. All in Favor - YES

7. COMMUNICATIONS
Mr. Browne made a motion; seconded by Mr. Verile to accept and file the communications. All in Favor - YES

8. VOUCHERS
Mr. Verile made a motion; seconded by Mr. Browne to pay the following vouchers, provided funds are available:
Basile Birchwale & Pellino, LLP, 06/03/19, $1,375
Carroll Engineering, 05/30/19, Pool Ordinance Review, $1,095
All in Favor - YES

9. OPEN AND CLOSE THE MEETING TO THE PUBLIC
Mr. Browne made a motion; seconded by Mr. Verile to open the meeting to the public. All in Favor - YES
No public participation.
Councilman Gierek made a motion; seconded by Mr. Verile Gierek to close the meeting to the public. All in Favor – YES

10. ADJOURN
Mr. Cook made a motion; seconded by Mr. Verile to adjourn. All in Favor - YES

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary