

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Special Meeting, held on Monday, March 29, 2021 at 7:35 p.m.

1. FLAG SALUTE

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

Also present was Stephen Pellino, Board attorney and Chris Briglia, Board engineer.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. SITE PLAN APPLICATION

Galaxy Home Furnishings

270 Market Street, Block 512, Lot 2

Jennifer Carrillo-Perez, attorney for the applicant came forward.

Ms. Carrillo-Perez – This property is located in the B-2, Secondary Business District. The applicant seeks Preliminary and Final Site Plan approval for the continued use of the site as a warehouse, consistent with the Certificate of Non-Conformity. Specifically, they're seeking approval and a Certificate of Occupancy for warehouse and distribution, office and associated truck parking. The Affidavit of Notice was submitted.

Mr. Pellino – Notice is in order.

Steven Lazarus, architect for the applicant was sworn in.

Mr. Lazarus referred to the site plan.

Mr. Lazarus – The building is a one story masonry warehouse that fronts on Market St. It's an existing warehouse with offices. We are not making any changes to the interior or exterior of the building, with the exception of a four-foot fence near Finnigan Ave. and six-foot fence in the rear, being installed by the landlord. This was based on the condition of a prior approval.

Trucks will come down Finnigan Ave. and either go into the loading docks on Finnigan Ave. or come into the two-way drive aisle, along the southern part of the site to the loading docks in the rear. The site has 129 parking spaces; 34 are banked. Those 34 spaces (#83-116 on the site plan), which are in the rear, will not be striped or used. No parking signs will be installed. This will make it easier for traffic to get in and out. The parking lot will be restriped and resealed.

There are five loading docks along Finnigan Ave., which are roughly 12' x 40'. The trucks would come off Finnigan Ave. and park in the loading dock. We also have two docks by Galaxy Space 2.

The trucks will not extend onto the public right-of-way. The trash is in the corner, above Space 2. It's a private hauler. Galaxy Home Furnishing will set the pick-up schedule for a particular day, so there will be no parking in that space on the day the garbage is being picked up. Warehouse space 1 is 49,770 square feet with offices. The offices are 5,160 square feet. Space 2 is 22,856 square feet. We will be occupying both spaces (77,786 square feet).

Signage in front is right on Market St. It will be the same, except it will say Galaxy Home Furnishings. There will be no additional lighting on the site.

Mr. Maniscalco – Will this be ADA parking compliant?

Mr. Lazarus – Yes.

Inaudible recording.

Rob Simon, attorney for AO Associates, LLC (owner of 49 Finnigan Ave.), came forward.

Mr. Simon – When talking about the 34 spaces that will not be striped, what do you mean by banked?

Mr. Lazarus – Those spaces are not going to be used by this tenant.

Mr. Simon – With regard to the survey, what's the distance between the building and the right-of-way on Finnigan Ave.?

Mr. Lazarus – 50'-55.2'.

Mr. Simon – With regard to the utilization of those loading areas for tractor trailers, the prior approval restricted Finnigan loading docks to box trucks. Have you run a turning templates to ascertain the turning movements to get into those loading spaces from Finnigan; especially in consideration of the fact that there's parking permitted on both sides of the street?

Mr. Lazarus – Yes.

Mr. Simon – Have you showed those turning templates to the Board?

Mr. Lazarus – No.

Mr. Simon- What are your conclusions as a professional with regard to the turning templates that you ran...?

Mr. Lazarus – It's doable. The truck can get in.

Mr. Simon – What kind of truck do you use for your turning template as the form truck?

Mr. Lazarus – 40'.

Inaudible

Mr. Simon – Did you also do turning templates for the loading area in the rear?

Mr. Lazarus – It shouldn't be a problem for a 40' truck with the cab.

Mr. Simon – With regards to the proposed parking in the rear (south), spaces 71-82, did you do an evaluation as to whether those spaces, if utilized, still allow for two-way tractor trailer traffic?

Mr. Lazarus – I did not.

Mr. Pellino to Ms. Carrillo-Perez – We spoke earlier as to whether you had the owner's consent to the application. Do you happen to have the written consent?

Ms. Carrillo-Perez – We do have one, I just don't have it with me. We can submit it to you tomorrow.

Mr. Pellino – Okay.

Rajeev Bedi, president of Galaxy Home Furnishings, was sworn in.

Mr. Bedi – We are a wholesale distributor of home furnishing goods. We do warehouse and distribution. We have been in business for four years. We are looking to relocate to this site. Our hours of operation would be Monday – Saturday 7:00 a.m.– 7:00 p.m. At present, we have 12 employees; in the future 17-20. We stage everything in our warehouse. Trucks usually start to arrive between 8:00-8:30. The average truck takes 20-30 minutes to load. On average, we get 15-20 trucks per day. The truck range in size from small cargo vans to box trucks coming to pick up; maximum 26 footers. Trucks will utilize the rear and the side loading docks. Those are deliveries going out. Deliveries will be in containers, which will be dropped off. The containers do not exceed forty feet. There will be no trucks idling. If the bays by Finnigan are full, the trucks would go to the bays at the rear. There will be overnight parking of the smaller 26' box trucks. No product will be stored outdoors.

Mr. Hickey – How long is the cab on the 40-foot container?

Mr. Bedi – It's 8 feet, so we have enough room. The tractor takes about six minutes to drop off the container.

Mr. Hickey – Where will the 26-foot box trucks park and how many will you have parked?

Mr. Bedi – In the rear of the building and on the side of the building. Usually, we have 3-4, maximum 5 trucks.

Mr. LaGuardia – Will the tractors have large sleeper cabs?

Mr. Bedi – No.

Mayor White – Will there be any overnight deliveries?

Mr. Bedi – No. The latest my people are there is 6:00.

Mr. Hickey – Will you have any appliances?

Mr. Bedi – No, just boxed or bagged furniture.

Mr. Ambrogio – What are the delivery times?

Mr. Bedi – 8:00 a.m. – 6:00 p.m. usually, but sometimes 7:00 a.m. – 7:00 p.m. Saturdays are light days for us. We start at 8:30-9:00 a.m. Two to three time a year, we get deliveries on Sundays after 9:30 a.m.

Mr. Ambrogio – We're trying to limit the time of deliveries because neighbors park on the street after work. If deliveries come after a certain time, it's probably best if you brought them to the back.

Mr. Bedi – The deliveries usually come before that, but then we have to unload them. They would have to be there before 5:00 for us to unload them.

Mr. Ambrogio – From an enforcement standpoint, if we have set hours for the Finnigan loading docks and anything after a certain time, you would use the back, would you object?

Mr. Bedi – No.

Mr. Ambrogio – As a Board, I think we should decide what hours are reasonable for deliveries at the Finnigan Ave. docks.

Mr. Bedi – Including all sizes of trucks, we have about 20 trucks in and out per day.

Mr. Maniscalco – Could you put the overnight parking on the Kessler side?

Mr. Bedi – Yes.

Mr. Hickey – No idling.

Mr. Bedi – No. We will put up "No Idling" signs on the building.

Mr. Maniscalco – As far as shipping materials, crates and pallets, that will be kept inside?

Mr. Bedi – Yes.

Mr. Pellino – Do you assemble?

Mr. Bedi – No. We will have a display in the office, but no retail sales.

Mr. Cook – Will you have a compactor for cardboard?

Mr. Bedi – No. Our trash is only office trash.

Mr. Simon – The site plan says, in the loading areas on Finnigan under parking 2, parking 3, parking 4 and parking 5 that they will be parking for trailers 8.5' x 40'. Do you anticipate having trailers load and unload on Finnigan Ave. at those locations?

Mr. Bedi – Those are just for parking, not loading and unloading.

Mr. Simon – You said earlier that the only tractor trailer loading and unloading is going to be in the rear. Is that accurate?

Mr. Bedi – 50' trailers will be in the rear. 40' containers will be loaded and unloaded along Finnigan. Box trucks will be loaded and unloaded in both areas.

Mr. Simon – If a container truck trailer comes in and all the loading docks are full on Finnigan, you testified that the driver would come onsite and wait in the rear.

Mr. Bedi – Yes. Just a place to wait, not park. They will be in and out.

Mr. Simon – With regard to overnight parking, your intent is to have overnight parking on the western side of the property, closest to Kessler?

Mr. Bedi – It was suggested and is a great idea. I was not aware that could be done. If the town allows it, I can utilize that space. The plan shows overnight parking will be in parking spaces 6, 7, 1 and 2.

Mr. Simon – Our concern is that particularly on weekends, residents in the apartments will be bothered by truck noise early in the morning. We're asking if the Board would limit deliveries to 9:00 a.m. – 5:00 p.m.

Mr. Bedi – I will follow the ordinance. On a typical Saturday, our delivery hours will be 8:00-5:00. Saturdays are light days. Usually, we don't come in before 9:00-9:30, but it could happen.

Mr. Simon – Will anyone be working in the warehouse after the hours you stated?

Mr. Bedi – The front office maybe. The warehouse staff usually goes home at 5:00-6:00.

Ms. Carrillo-Perez –The applicant is willing to comply in all instances with all the local and state ordinances.

Mr. Simon – Our sole concern is the protection of our tenants. Finnigan Ave. gets busy with people going to and coming home from work. The apartments buildings are 10' away from this property. A 6' vinyl fence isn't going to shield/screen it. We're asking that every consideration be made. We appreciate the applicant agreeing to eliminating the parking, not just against the rear border, but against that whole rear ingress and egress. On the weekend, people would appreciate the opportunity to have peace and quiet early in the morning. Also, if there is going to be tractor trailer parking overnight, we respectfully ask that the Board give every consideration to have the overnight parking furthest away from the residents as possible.

Mr. Pellino reviewed the background of the property.

Mr. Pellino – The owner obtained a Certificate of Nonconformity, determining that this use predated the change in the Zoning Ordinance. So this use is, in effect, grandfathered. For our purposes, it's a permitted use. The applicant is here tonight for Site Plan approval. There aren't any variances attached to the application. The law generally says, you can't turn down the site plan, but you can impose reasonable conditions to make that site plan work. We can reference the prior resolution that we did because that contained certain conditions that we thought were appropriate for that use, but that's up to the Board. The applicant has consented to the elimination of the 34 spaces at the rear, to allow 2-way access, with the idea that they could be brought back to life, but it would require an application before the Planning Board for an approval to do that. Other items include: where the trucks should load/unload, hours of operation and where the overnight parking should be. Also as a condition, the Owner's Consent to this application should be sent to me tomorrow.

Mr. Maniscalco – Also, the parking should be ADA compliant, fencing in the rear yard, restriping and sealing, overnight parking on Kessler side, no blocking Finnigan Ave. sidewalk, no idling, "No Idling" signs, Monday – Friday 7:00 – 7:00, Saturday 9:00-5:00, and none on Sunday.

Mr. Ambrogio – I think we should limit the delivery hours on Finnigan Ave. to 8:30-5:30. Any deliveries before or after these hours, should go to the back, to keep Finnigan Ave. open to residents going to and coming from work.

Mr. Hickey – I think Saturday should start at 9:00 a.m. and be done at 5:00.

Mr. LaGuardia – Early/late deliveries should enter from Market Street.

Mr. Cook – They should eliminate parking spaces 71-78.

Councilman Gieriek – Saturday deliveries should be limited to 8:30-5:30.

Mr. Maniscalco – No Sunday deliveries.

Mr. Pellino - Another suggestion was that if trucks have to wait to load or unload, they not do so in the rear drive area.

Mr. Maniscalco – You didn't mention anything about lighting. What happens if they relamp it all?

Mr. Pellino – They would have to apply for a permit. If Tony thought it impacted the neighborhood, he would require them to get a site plan approval.

Mr. Ambrogio – If there is existing lighting, you can replace it without a permit. The problem we're having now is people are putting LEDs on their building. The LED is much brighter, so if you do something like that you will need a tinted lens, to tilt it or put a shield on it.

Mr. Bedi – If I do put something, it will have a shield around it.

Mr. Ambrogio – If you add lights, you need to get a permit.

Mr. Pellino – The other thing is the elimination of the 34 spaces.

Mr. Ambrogio – I think we should limit the delivery times during the week. When people come home, they park on the street, making it difficult for trucks to get in and out. Also, the truck headlights shine into the neighbor's windows. If the delivery is after 5:30, it should go to the back.

Mr. Cook – I think we should eliminate spaces 71-78 to accommodate two-way traffic.

Mr. Pellino – Again, subject to restoration with another application before the Planning Board.

Mr. Pellino – The conditions discussed are: 1.) Comply with ADA regulations; 2.) fence at the rear of the property; 3.) restripe and reseal the parking lot; 4.) overnight parking to be on the Kessler side of the property; 5.) no blocking of the sidewalk on Finnigan Ave. with trucks; 6.) no idling of trucks on the premises, applicant to post signage to that effect; 7.) deliveries permitted weekdays 7:00 a.m.–7:00 p.m., however deliveries after 5:30 will have to go to the rear, and Saturdays 8:30 a.m.-5:30 p.m., no deliveries on Sundays; 8.) trucks not to park in drive aisle in back if they are waiting to get a bay to load/unload; 9.) applicant to eliminate the 34 spaces at the back to provide two-way aisle and to eliminate spaces 71-78 to provide for better access – those space subject to resurrection based on another Site Plan application to the Planning Board; 10.) if LED lights are installed they need to be properly shielded to the reasonable satisfaction of our engineer.

Mayor White made a motion; seconded by Mr. Browne to approve the application with the conditions listed by Mr. Pellino. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mr. Cook, Mr. Maniscalco, Mayor White and Ms. Barrale - YES

APPLICATION APPROVED

5. OPEN AND CLOSE THE MEETING TO THE PUBLIC

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

No public participation.

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

6. ADJOURN

Mr. Browne made a motion; seconded by Councilman Gierek to adjourn the meeting. All in Favor - YES

Meeting adjourned 9:13 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary