TOWNSHIP OF SADDLE BROOK
PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, September 20, 2021 at 7:32 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mr. Cook, Mr. Maniscalco and Mayor White - PRESENT
Mr. Mazzone, Ms. Barrale and Mr. Camporeale - ABSENT
Also present were Mr. Cialone, acting Board attorney and Mr. Briglia, Board engineer.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION
Digital Room, LLC, 431 North Midland Avenue, Block 1401, Lot 17
Brian Chewcaskie, attorney for the applicant came forward.
Mr. Chewcaskie – The applicant wants to install a compactor unit on the side of the property and a door to the rear to get the material into that compactor. Digital Room is a printing company and has a lot of paper waste. Presently they have 1-2 garbage pickups a day. The compactor will reduce the number of pickups to 1-2 per week.
Edward Arcari, architect for the applicant was sworn in.
Mr. Arcari – Drawings A-1.01, A-1.02 & A-1.03, dated 11/18/20, revised 07/26/21, were marked Exhibit A-1. The work area is at the northwest corner of the site. We are creating an opening in a masonry wall at the back of the building to install a rollup door. This goes out onto a pre-engineered prefabricated aluminum elevated walkway covered with a canopy. We will install two lights along the rear of the building to illuminate the walkway and compactor. The air conditioner condensers will not be relocated.
Mr. Hickey – It's for paper only?
Mr. Arcari – Yes.
Mr. LaGuardia – The elevated doorway is only for foot traffic?
Mr. Arcari – Foot traffic and a rolling cart for the material.
Mr. LaGuardia – It's a compactor with a container?
Mr. Arcari – Yes.
Mr. Maniscalco – Will they change the box out at the same time as the pickup?
Hank Brandhorst, Director of NJ Operations/Plant Manager was sworn in.
Mr. Brandhorst - It makes sense to have the truck bring an empty one when they come to pick up.
Mr. Compitello – Will there be lighting under the canopy?
Mr. Arcari – No. All lighting will be at the back of the building.
Mr. Brandhorst – Paper waste is collected by a garbage truck that is dedicated to paper collection for recycling purposes. They come once to twice per day. The purpose of the compactor is to reduce those trips to once or twice per week. The compactor would operate on weekdays, during the day only.
Councilman Gierek – How much noise does the compactor make?
Mr. Brandhorst – It's supposedly a lot less noisy than a garbage truck.
Mr. Hickey – Is it taking away any parking spots?
Mr. Chewcaskie – It's not taking away any usable parking spots.

Thomas Donohue, engineer for the applicant was sworn in.
Mr. Donohue marked plans (2 sheets), dated 06/14/21, revised 07/21/21, Exhibit A-2.
Mr. Donohue – The 74,609 square foot property is located in the Industrial Zone. It is surrounded by the cemetery to the north; commercial business to the south and east and the railroad to the west. The property contains two existing one story buildings and an asphalt parking lot area, which surrounds both buildings. It provides space for 58 parking spaces and 4 loading spaces; 2 for the current building and then one on either side of the adjacent building. Access to this lot is from a portion of the 30' wide right-of-way and also a 25' wide access easement across lot 12. The applicant is proposing an elevated platform to the west of the building and a 10' x 35.5' wide concrete pad, which would support the proposed recycling compactor. Current recycling takes place at the two loading dock areas. Truck turning movement shows current recycling truck comes in, drives between the two buildings, backs up into the loading area and then exits. The same movement would take place for the location in the back. The variances required for the platform are for combined side yard (50' required; 47.9 proposed, 40.4' to the platform) and for the rear setback (for platform – 1.9' requested, 25' required, 15.1' existing) and lot coverage (req. 35%, existing 85.27%, proposed 85.64%). With the existing uses in both buildings, total required parking spaces is 80; onsite we have 58. The applicant is proposing a lease of 25 parking spaces to the adjacent parking lot to the south from Greater Bergen Realtors. We are going to remove the existing asphalt between the pad and the building and replace it with gravel so water can percolate. We will be accommodating most of the items on the Carroll Engineering report. In it, number 2 says "no ADA accessible spaces will be removed for the project". Currently, there are no ADA spaces marked on the property, so we're not going to be removing any. There is a small landscaped area in front of the building, which will be relandscaped.
Mr. Briglia (on behalf of Gary Paparozzi) – He wanted the parking lot to be restriped and ADA spaces delineated.
Mr. Donohue – We can provide 3 ADA spaces.
Mr. Maniscalco read Mr. Paparozzi's six comments (restriping lot, stake lot, enclosing dumpsters, providing ADA spaces, parking lease and landscaping trucks parking onsite).
Mr. Chewcaskie – We will need time to restripe, staking is not an issue, dumpsters will be fenced, ADA spaces will be provided. The landscape contractor is a separate tenant. We will address that with the landlord.
Mr. Maniscalco – When the containers are changed out, will the block the right-of way?
Mr. Donohue – No. It can be done in the front aisle way or loading space.
Joseph Burgess, planner for the applicant was sworn in.
Mr. Burgess – The Master Plan designates the site for this type of use (Industrial). Two or three goals are pertinent to the case. One talks about maintaining existing general business uses in town. One talks about providing uses which are in harmony with development and encouraging redevelopment of those sites. On one side of the property is the railroad and the other side is the cemetery, so no one will be disturbed by this addition. Positive criteria – physical features it can only be set where it is. The location is greater than the 25 feet side yard setback requirement. The variance required for the combined side yard is a function of the fact that on the south side of the building, we only have 7.5 feet, so no matter what we do on the north side, we're going to need a variance. In terms of the rear yard, it's a function of the location of where the compact has to be placed to facilitate what's going on inside the building itself. This is the only location it does not interfere with parking or operations. In terms of the public benefits test, they have one to two truck trips daily to serve this building now, in contrast to one or two trips per week occurring with this compactor. It's a significant improvement. There's no substantial detriment to the public good and no substantial impairment to the intent of the Master Plan in terms of goals and objectives. For all of these reasons, I think the positive and negative criteria can be met.

Mr. Compitello – Are there any drainage sewers?
Mr. Donohue – No sewers. The pavement that's there sheet flows to the north off the property. That's why we're adding the gravel, so there's no additional runoff. There's no drainage in that area.
Mr. Compitello – Is the compactor hydraulic?
Mr. Donohue – That's my understanding.
Mr. Compitello – If you have a hydraulic leak, how would it be contained?
Mr. Donohue – It would go back to the corner, where there is an existing curb.
Mr. Hickey – Sometimes they put a drip pan.

Mr. Compitello made a motion; seconded by Councilman Gierek to open the meeting to the public. All in Favor – YES
No public participation.
Mr. Compitello made a motion; seconded by Councilman Gierek to close the meeting to the public. All in Favor – YES
Mr. Cialone – Conditions discussed include that the applicant will: provide 3 ADA parking spaces, provide copies of the lease for the parking spaces, restripe parking lot (if the landlord doesn't mill and repave the site within 1-2 months), stake property, enclose remaining dumpsters and relandscape existing landscaped area in front. Mr. Paparozzi also mentioned the landscape trailers on site, but the testimony was that those are not the applicant's.
Mr. Chewcaski – We will address that with the landlord.
Mr. Cialone – The applicant may not have control over that.
Mr. Hickey – It should also say it will be a dry dumpster.
Mr. Cialone – Limited to paper and cardboard.
Mr. Maniscalco – How do we address the hours? They would just have to comply with the ordinance?
Mr. Ambrogio – Yes.
Mr. Maniscalco – There should be no transfer of the boxes on the roadway.
Mr. Compitello – There should be some sort of spill containment.

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

APPLICATION APPROVED

5. MINUTES
Mr. Compitello made a motion; seconded by Mr. Browne to approve the minutes of the August 16, 2021 meeting. VOTE – Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Mr. Cook, Mr. Maniscalco and Mayor White – YES

Mr. Compitello made a motion; seconded by Councilman Gierek to approve the minutes of the August 24, 2021 meeting. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mr. Cook and Mayor White - YES

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

7. VOUCHERS

Mr. Compitello made a motion; seconded by Mr. Browne to pay the following vouchers, provided funds are available:

Paparozzi Associates, In., 08/23/21, Saddle Brook Urban Renewal Associates, LLC, $776.25
Paparozzi Associates, Inc., 08/23/21, Digital Room, LLC, $438.75
Basile Birchwale & Pellino, LLP, 09/01/21, Saddle Brook Urban Renewal, LLC, $1,833.75
Jayne Kapner, 09/09/21, Saddle Brook Urban Renewal Associates, LLC, $250
VRAJ Market, LLC, 09/01/21, Return Unused Escrow, $305.28

All in Favor – YES

8. OPEN AND CLOSE THE 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

9. ADJOURN

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

Meeting adjourned 8:32 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary