

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, November 22, 2021 at 7:30 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Councilman Gieriek, Mr. Cook, Mr. Maniscalco (arrived at 7:40), Mayor White and Ms. Barrale - PRESENT Mr. Mazzone and Ms. Barrale - ABSENT

Also present were Mr. Pellino, Board attorney, Tom Fik, acting Board engineer and Gary Paparozzi, Board planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. MINUTES

Councilman Gieriek made a motion; seconded by Mr. Browne to approve the minutes of the October 18, 2021 meeting. All in Favor – YES

5. VOUCHERS

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

Carroll Engineering, 10/07/21, Saddle Brook Realty II, \$2,432.25

Carroll Engineering, 10/07/21, Saddle Brook Urban Renewal Associates, \$335.25

Paparozzi Associates, Inc., 10/12/21, Saddle Brook Realty II, LLC, \$506.25

Basile Birchwale & Pellino, LLP, 11/01/21, Digital Room, LLC, \$697.50

Carroll Engineering, 11/08/21, Saddle Brook Realty II, LLC, \$819.50

Carroll Engineering, 11/08/21, Digital Room, LLC, \$1,400.36

6. PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION

Saddle Brook Realty II, LLC, 419 Market Street, Block 705, Lot 23

Frank DeVito, attorney for the applicant came forward.

Mr. DeVito – The applicant wants to move into the former bank building and convert it to a Starbucks. There are two minor variances: signage and parking. We are taking away 11 spaces, but this center is never full. This is an approved use.

Mr. Pellino – I have reviewed the notice. It is acceptable. The applicant is the owner of the property.

Thomas Pugsley, Jr., applicant's engineer was sworn in.

Mr. Pugsley – The boundary and topographic survey, dated 02/22/21, revised ++ 11/06/21 was marked exhibit A-1. Existing site has 2 structures on the property. The northern structure is approximately 22,950 square feet, which has Dollar General and Advanced Auto Parts. The second building is approx. 2,350 square feet. This vacant building was Capital One Bank with two attached drive through lanes. The property itself is generally compliant with the requirements of the B-2 zone. The area that is not compliant is the lot coverage; 97.5% existing, where 50% is allowed. Currently, there are 106 parking spaces on the property. By ordinance, 152 spaces are required. Relief was previously granted for approximately 47 spaces. The majority of the parking spaces are 9' x 18' or 162 square feet; 180 square feet is required. Relief was previously granted for the size of the parking stalls. The Market St.

western access is an enter only, the eastern point is right turn only onto Market St. On Sampson St., there are 2 access points; one north of the building that allows exiting movements and one mid lot line, that permits enter and exit movements. The majority of customers that come onsite and are looking to go west on Market St. would tend to go out the right turn only access to avoid the signal. Anyone looking to go east on Market Street, tends to use the Sampson Street access point and then go to the signalized intersection. Circulation on site is predominantly two-way circulation, but the drive aisle on the western property line is one way (northerly) as you come in from Market Street. There's also one-way counterclockwise circulation at the drive thru. The grading is generally flat. Water is directed to inlets on the property and collected in pipes and ultimately discharged offsite. There is existing lighting throughout. Landscaping consists of shrubs and grass. There is an existing, freestanding sign near the intersection of Sampson Street and Market Street. There are also two wall mounted signs on the northern building, one for Advanced Auto and one for Dollar General. Currently, there are no signs on the vacant building. Previously, there were two signs, one on the east façade and one on the west façade. The ordinance only permits one wall mounted sign per building. Relief was previously granted for both structures. Capital One also had a small "24 Hour Banking" sign on the south façade. The total area of all the signage is significantly less than what is permitted by ordinance. A color version of the Site Plan, dated 11/16/21 was marked Exhibit A-2. The proposed conditions are very similar to the existing. The focus of the proposed improvements will be at the southeast corner by Sampson Street and Market Street. We are proposing to convert the bank building to a Starbucks with a drive thru. There are 48 seats proposed. Thirty-six seats are interior and twelve are exterior in an outdoor seating area to the south of the building. It is a permitted use. The hours are going to be Monday – Friday 5:30 a.m. to 11:00 p.m. and Sunday 6:00 a.m.- 9:00 p.m. We anticipate about 20 employees with the maximum per shift of 5 employees and three shifts. We reduced impervious coverage by approximately 2%, which is an improvement over the existing conditions. The reconfiguration of the parking lot, reduces the number of parking spaces by 11. The total number of spaces proposed is 95; where 154 are required. A parking variance is required. We're providing a cue lane that provides 11-12 cueing spaces. We view these as temporary parking spaces. This offsets the reduction in parking. We anticipate both the existing tenants and Starbucks can operate with the number of parking spaces we're proposing. Parking would be shared throughout the center with no restrictions. Access to the site remains unchanged. We are modifying circulation on the drive aisle, immediately west of the Starbucks building. In the areas north of the Starbucks building, where the spaces are 90 degrees, we're going to maintain at 2-way circulation. Once we got down to where the Starbucks building is, where the cue for the drive thru begins, we changed the parking from 90-degree configuration to a 45-degree configuration and a one-way flow. Once you go past the area where the building is, it switches to a one-way circulation toward Market Street. The one-way portion of the drive aisle heading toward Market Street was confirmed for a fire truck circulation. Deliveries are proposed to be done off hours. They anticipate having daily deliveries, after closing with a tractor trailer. They would enter the site from Sampson Street and back down to the service door at the northeast corner of the building. A trash enclosure is provided immediately north of the proposed Starbucks that would hold both the trash and recyclable materials. The trash pickup would be done during off hours by a private hauler 2-3 times per week. The proposed improvements don't result in any significant change in grading/drainage. The county requested we provide a small area for detention. We've accommodated that in the landscaping drive aisle, immediately west of the Starbucks building and in the landscape area where we eliminated some parking spaces near Market Street. The lighting will remain the same, except one area that remains in conflict with the outdoor seating area. That fixture was relocated to the other side of the drive aisle. Landscaping, generally consisting of shrubs and grass areas, is provided around the southerly building and around the proposed improvements. Starbucks is proposing

signs on 3 façades: the western, the northern and the southern. The northern and western façades have 2 signs that will say Starbucks and Drive Thru. The total of those two signs is 34.04 square feet per façade. On the east side of the building, there are 2 signs. One is a 60" Starbucks logo, plus the Drive Thru sign. That comes out to 26.64 square feet. The six signs proposed are very small. The amount of signage permitted is 686 square feet for the whole property. The existing signs are about 144 square feet. The total of the Starbucks signs is 94.72 square feet. Combined, we're only about a third of the permitted signage. We are requesting variance for the number of signs proposed. There is an existing free standing 10 square foot sign that Starbucks will use.

Mr. Cook – What happens if there are 20 cars at the drive thru? Where do the additional cars go?

Mr. Pugsley – An extended que would go into the parking area.

Mr. DeVito – They anticipate the cue to be seven.

Mr. Maniscalco – Advanced Auto has cars double parked next to the islands, Dollar General has carts all over the lot and in the winter, plows take up two spots.

Mr. DeVito – These issues can be handled by the landlord.

Mr. LaGuardia – If cueing backs up, it could block the handicap spots.

Mr. Paparozzi – The dumpster area is by the exit of the drive thru. You said that the hauling would be done before hours. Are you proposing to have garbage pickup before 5:30?

Mr. DeVito – Garbage pickup will be either before it opens or after it closes at 11:30, just like the deliveries.

Mr. Paparozzi – My concern is the noise it will make.

Mr. DeVito – This is a mall site. The pickup takes maybe five minutes.

Mr. Maniscalco – What about the ordinance?

Mr. Ambrogio – The noise ordinance says you can't do it between 10:00 p.m. and 6:00 a.m. on weekdays or 11:00 p.m. to 7:00 a.m. on weekends.

Mr. DeVito – Starbucks is here to work with the town. We will comply.

Mr. Maniscalco – Why is the area along Sampson Street striped? Would you be able to do landscaping there?

Mr. Pugsley – We should be able to put a curb in and landscape it.

Mr. Maniscalco – Are you going to restripe the lot?

Mr. Pugsley – Yes.

Mr. Ambrogio - Is there a protective guardrail for the outdoor seating area?

Mr. Pugsley – We could add bollards.

Mr. Cook – Cars in que will line up. Maybe we should put a stripe down the middle, so the handicap spaces are still accessible.

Mr. Pugsley – If it were to become a problem where the handicap spaces were impacted, then we could move the handicap spaces.

Mr. Pellino – Are you proposing menu boards for the drive thru?

Mr. Pugsley – Yes.

Mr. Pellino – Don't they have to be included in the signage calculations?

Mr. DeVito – We will include the menu board in our signs.

Mr. Pugsley – There are also 2.6 square foot directional signs.

Mr. Ambrogio – The ordinance permits directional signs under 3 square feet.

Mr. Ambrogio – What is the average cue in Bergen County locations for Starbucks?

Mr. Pugsley – I don't have a number for Bergen County. They design for 7, but in a lot of their scenarios, they extend beyond, like they did here. We will probably have 9-11.

Mr. LaGuardia – When they back in for deliveries and pickup, they block the drive thru and the exit. All the trash pickups and deliveries would have to be before 5:30 or after 11:00. To Tony : Would that be alright?

Mr. Pellino – The noise ordinance is not a zoning ordinance, so we don't have the authority to change that in any way.

Mayor White – Would Starbucks be able to get deliveries and garbage pickup at a different time, say 11:00 a.m.?

Mr. DeVito – We can.

Mr. Compitello – What is the access to the 7 parking spots next to the dumpsters?

Mr. Pugsley – The way that it is, you would go around the drive thru and come up.

Mr. Paparozzi – You could make them employee only spots.

Mr. DeVito – Done.

Mr. Compitello made a motion; seconded by Mr. Browne to open the meeting to the public for questions for the planner. 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

Mr. Pellino – To review, variances requested include lot coverage, signs and parking.

Mr. DeVito – We are reducing impervious surface. Parking goes from 106 to 95.

Mr. Paparozzi – There is an issue because the parking requirement for the bank was 12; parking requirement for Starbucks with 48 seats is 16, so you're expanding the nonconformity by 15 spaces, not 11. One wall sign is permitted; 7 are proposed. Minimum parking stall is 10' x 18'. They are creating more 9' x 18' spaces, which requires a variance.

Mr. Pellino – Conditions – 1.) Striped area by Sampson exit to be curbed and landscaped; 2.) Restripe parking lot and paint arrows; 3.) Bollards around outdoor seating; 4.) Deliveries during nonpeak hours; 5.) Employee only parking in the 5 spaces by dumpster; 6.) Applicant to review handicap parking in 6 months to determine whether or not to relocate.

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

APPLICATION APPROVED

7. 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

8. ADJOURN

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

Meeting adjourned 8:53 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary