

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, April 18, 2022 at 7:30 p.m.

1. FLAG SALUTE

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

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. NEW BUSINESS

A.) Site Plan Application -

BT-Newyo, LLC, 280 North Midland Ave., Block 1202, Lots 27, 28 & 2

Application carried to the May 16, 2022 meeting with no further notice at applicant's request.

B.) Site Plan Application

ECLC of NJ Pride Day Program, 250 Market Street, Block 513, Lot 1

Application carried to the May 16, 2022 meeting at applicant's request. Applicant must provide new notice.

C.) Site Plan Application

B.P. Products North America, Inc., 395 Market Street, Block 706, Lot 6

Richard Schkolnick attorney for the applicant came forward.

Mr. Schkolnick – We're here for an amended site plan approval with no variances. This is driven by a need for an ADA compliance upgrade.

Mr. Pellino – This is a nonconforming use, but based on the plans submitted, my opinion is this is not an expansion of that nonconforming use, which allows this Board to have jurisdiction.

J. Michael Petry, engineer, planner and architect was sworn in.

Mr. Petry – My firm did not prepare the plans, but we provide assistance to Catapano Engineering, a NY based firm, when they do work in New Jersey to interpret ordinances, provide planning testimony and to assist in the permitting process. The plans were last revised on 04/07/22, per cover sheet G0.0. This is a 12,668 square foot corner lot located in the B2 zone. The vast majority of this site is covered with impervious surfaces, except for a sliver of landscaping along the north and easterly sides. There is a single story masonry building located in the northeast corner of the site. It has two overhead doors for service bays. The southwest corner of the building services as the restroom, office space and convenience space. There's a free standing canopy that covers the pump area near Market Street. There are four pumps, for a total of eight fueling stations. The property includes a series of existing nonconformities: lot size, front yard setback, corner yard setback, rear yard setback, lot coverage and the number of parking spaces. None of those will be changed negatively. Page C0.1.0 (Overall Site Plan), shows the proposed changes, which I would call maintenance and ADA upgrades. There are subsurface tanks that hold gasoline, which need to be periodically checked and replaced. There are two new tanks that will go into the ground, but not in the exact same location as the existing tanks. If you took the existing tanks out, you would have a

problem with the footings for the canopy and the building. Those tanks will be cleaned, filled and abandoned in place. With new tanks comes new piping to the pump stations themselves. Much of the area will have to be broken up, so there will be new concrete (approx. 1,500-2,000 square feet) over the areas where the fill stations and tanks are and new asphalt (approx. 4,000 square feet) in the surrounding areas. There will also be a new concrete walkway along the building. We will have striping for a handicap parking space and a standard parking space in the northwesterly corner of the lot. The driveways and curbing won't change. The sidewalk in front of the building will change to accommodate an ADA compliant handicap ramp. The bathroom will be ADA compliant as well. These changes do not affect the existing nonconformities. The facility requires a total of 9 parking spaces. There are currently zero parking spaces. We are improving that condition.

Mr. Paparozzi – By Township Code, a standard parking space is either 10' x 18' or 9' x 20', where 9' x 18' is proposed. I would recommend that you change that so a variance is not required.

Mr. Schkolnick – It's an acceptable condition of approval.

Mr. Petry – They're asking to replace the kiosk in the pumping station area.

Mr. Maniscalsco – What is the building used for now?

Mr. Petry – They do tires there.

Mr. Cook – Where do the employees park?

Mr. Petry – I don't know. The cars I see onsite are usually parking in the area we will stripe or in the bays.

Mr. Hickey – I don't understand why they would leave the tanks in the ground.

Mr. Petry – It is my understanding, based on information from the structural engineer that the canopy is set on the columns that come down and the footings to those columns are adjacent to the tanks. The plans have a note saying that they have to be cleaned.

Mr. Pellino – They will have to comply with the DEP.

Mr. Petry – Sheet G0.2.0 shows how they relate to the footing of the canopy.

Inaudible recording.

Mr. Browne – Will they fence the area in when they perform the work?

Mr. Schkolnick – I would assume so.

Mr. Browne – Will they have to shut down the sidewalk on Market St.?

Mr. Petry – Since they're not changing the curbs cuts, they should be able to work outside the of that.

Mr. Pellino – If the Board wants to, you could condition the approval on them entering into a developer's agreement, which would deal with those aspects.

Mr. Compitello made a motion: seconded by Mayor White to approve the application with the following conditions: 1.) resize the non ADA parking space to 10' x 18' or 9' x 20' and 2.) developer's agreement.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Mr. Cook, Mr. Maniscalco, Mayor White and Ms. Barrale - YES

APPLICATION APPROVED

5. MINUTES

Mr. Compitello made a motion; seconded by Mr. Cook to adopt the minutes of the March 21, 2022 meeting. VOTE: All in Favor - 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:

Carroll Engineering, 03/22/22, B.P. Products North America, \$468
Carroll Engineering, 03/22/22, ECLC of NJ Pride Day Program, \$156
Carroll Engineering, 03/22/22, BT Newyo, LLC, \$312
Carroll Engineering, 03/22/22, Saddle Brook Urban Renewal Associates, \$1,170
Return Unused Escrow, 03/29/22, LaLomia, \$403.40
Return Unused Escrow, 04/04/22, Value Group, \$1,480.77
Return Unused Escrow, 04/04/22, Value Group, \$2,507.64
Return Unused Escrow, 03/29/22, Advance Auto Parts, \$1,225.60
Return Unused Escrow, 04/04/22, Digital Room, LLC, \$3,193.72
Return Cash Maintenance Bond & Unused Escrow, 04/12/22, Paljer Company, LLC, \$37,271.87
Return Unused Escrow, 04/12/22, Puccio IV, \$1,230.09
Return Unused Escrow, 04/12/22, Midland Commons of Saddle Brook, LLC, \$1,114.03
Return Unused Escrow, 04/12/22, Midland Commons of Saddle Brook, LLC, \$257.45
Return Unused Escrow, 04/12/22, Midland Commons of Saddle Brook, LLC, \$256.35
Return Unused Escrow, 04/12/22, Midland Commons of Saddle Brook, LLC, \$212.41
Return Unused Escrow, 04/12/22, Midland Commons of Saddle Brook, LLC, \$797.91

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 8:07 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary