

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, May 16, 2022 at 7:30 p.m.

1. FLAG SALUTE

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

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. SITE PLAN APPLICATION

BT-Newyo, LLC, 280 North Midland Avenue, Block 1202, Lot 30
Mr. Maniscalco – The applicant has requested to be adjourned. The application will be carried with no further notice to the June 20, 2022 meeting.

5. SITE PLAN APPLICATION

ECLC of NJ Pride Day Program, 250 Market Street, Block 513, Lot 1
Francis DeVito, attorney for the applicant came forward.
Mr. DeVito – This is a charity that is federally funded. It's taking over this property. It's nothing more than a certificate of occupancy application. This charity trains adults who are mentally handicapped to be able to function in today's society. They have 20-30 clients. They arrive here either in our van or by family members. We will only have our 7 employees' vehicles in the lot plus our 2 vans, for a total of nine vehicles. We have 23 parking spaces. Historically, we don't get visitors. The building is 7,936 square feet. Other than painting it, we plan to use it as is. The only thing we don't have yet is the county sign off, so this would be subject to that. Christina Klimkowski, operations director of ECLC of NJ Pride Day Program was sworn in.
Ms. Klimkowski – We're an adult program for those with developmental and cognitive disability. We serve about 25 adults with special needs at our current location in Paramus that we rent. We teach skills of daily living: social skills, community participation and relocation training. We have 7 employees who plan to park in the rear lot. Clients do not drive themselves to program. They are either dropped off by parents or bus and they're picked up the same way. There is no one there overnight. We plan to keep the fence and gate. The 2 vans will be kept in the back fenced in area overnight. There are 5 parking spaces in front and 18 in the back. The spaces are 8.5' wide and 19' long. We are planning on repurposing the lawn sign out front. We don't have deliveries. Hours of operation are 8:30 – 4:00 Monday – Friday. Each client has a budget overseen by Medicaid. They have support coordinators that help them manage the budgets. Every once in a while, we'll have one or two support coordinators in the center at a time. There is adequate lighting at night. We're going to paint inside, but no other changes are proposed.
Mr. Hickey - Are there food deliveries?
Ms. Klimkowski – They bring their own lunch or we go out.
Mr. Paparozzi – The floor plan has two chemical rooms.
Mr. DeVito – They were designated chemical rooms by previous owner, but they are just rooms.
Mr. Hickey – How do you keep the clients from wandering out of the building?

Ms. Klimkowski – There's criteria to accept clients into the program. Clients don't go unsupervised at all.

Mr. Browne – Are there any issues getting them out in case of an emergency?

Ms. Klimkowski – No. We do monthly fire drills and emergency drills. We've had no issues in our other two locations. Not everyone is physically handicapped. A lot of it is cognitive.

Mr. Ambrogio – Does the facility require an inspection by the state?

Ms. Klimkowski – Yes. The Division of Developmental Disabilities will come in.

Mr. Ambrogio – I know that day care facilities have criteria with regard to history of contaminants. The chemical room was where the previous owner stored pesticides. Will it need to be tested and cleaned for state certification?

Peter Petrou, executive director, was sworn in.

Mr. Petrou – We did have the whole building inspected and that was not identified as an area of concern by an environmental consultant. The chemicals that were being stored there were for regular household and commercial use where people occupied, so they didn't feel it was a concern. We will do regular scrubbing in addition to painting.

Mr. Ambrogio – In day cares, you have to disclose that, so that determines whether or not they will allow you to occupy it. We would like to have a copy of that before we issue a CO.

Mr. Petrou – Unfortunately, they do not come in and do their review until after you already own and occupy it. They focus more on lighting, exits, fire extinguishers, etc.

Councilman Gierrek made a motion; seconded by Mr. Compitello to open to meeting to the public.

No Public participation.

Mr. Compitello made a motion; seconded by Councilman Gierrek to close the meeting to the public.

Mayor White – Why are you moving out of Paramus?

Mr. DeVito – The rent is high there and the facility here is bigger.

Mr. Paparozzi – There are two pre-existing variances: 1.) parking requirement for ChemTec was 53 spaces, with 23 provided; and 2.) existing parking space size is 9' x 18', but should be 9' x 20' or 10' x 18'.

Mr. Compitello made a motion; seconded by Mr. Browne to approve the application with the condition that we receive a no interest letter from Bergen County Planning Board.

VOTE: Mr. Ambrogio Mr. Browne, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Councilman Gierrek, Mr. Cook, Mr. Maniscalco and Mayor White – YES

APPLICATION APPROVED

6. SWEAR IN MEMBER

Mr. Camporeale was sworn in as second alternate for the Planning Board.

7. RESOLUTION

Mr. Compitello made a motion; seconded by Mr. Browne to adopt the resolution of approval for B.P. Products North America, Inc., 395 Market St., Block 706, Lot 6.

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

8. MINUTES

Mr. Compitello made a motion; seconded by Mr. Browne to approve the minutes of the April 18, 2022 meeting. All in Favor - YES

9. CORRESPONDENCE

Mr. Compitello made a motion; seconded by Mr. Browne to accept and file the correspondence received. VOTE: All in Favor - YES

10. VOUCHERS

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

- Carroll Engineering, 04/26/22, Saddle Brook Urban Renewal Associates, \$234
- Carroll Engineering, 04/26/22, BT Newyo, LLC, \$78
- Carroll Engineering, 04/26/22, B.P. Products North America, \$936
- Carroll Engineering, 04/26/22, ECLC of NJ Pride Day Program, \$1,014
- Carroll Engineering, 04/26/22, Saddle Brook Realty II, LLC, \$1,092
- Basile Birchwale & Pellino, 05/02/22, B.P. Products North America, \$625
- Basile Birchwale & Pellino, 05/02/22, B.P. Products North America, \$500
- Basile Birchwale & Pellino, 05/02/22, ECLC of New Jersey Pride Day Program, \$125
- AO Associates, 05/16/22, Return Unused Escrow, \$1,022.71
- Salvatore Caramanna, 05/16/22, Return Unused Escrow, \$1,082.40
- Public Service Electric & Gas Company, Return Unused Escrow, \$581.04

All in Favor – YES

11. 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

12. ADJOURN

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

Meeting adjourned 7:54 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary