

**TOWNSHIP OF SADDLE BROOK  
PLANNING BOARD**

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, November 25, 2024, 2024 at 7:30 p.m.

**1. FLAG SALUTE**

**2. ROLL CALL:** Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco, Mayor White, Mr. Camporeale and Mr. Vermilyea – PRESENT  
Councilman Gierak and Ms. Barrale - ABSENT  
Also present was Anthony Cialone, Board attorney.

**3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT**

**4. NEW BUSINESS**

A.) Preliminary and Final Site Plan Application

Wal-Mart Real Estate Trust, 189 Route 46, Blocks 123 & 120, Lots 1 and 1.01 & 1

Mr. Cialone - The applicant requested an adjournment in writing to carry to the December 16, 2024 meeting with notice. They agreed to the tolling of the time period for the Board to make a decision. Mr. Compitello made a motion: seconded by Mr. Browne to adjourn to the December 16, 2024 meeting with new notice. All in Favor - YES

**APPLICATION CARRIED**

B.). Review of Redevelopment Plan

Jimmy Homs, Township Administrator came forward.

Mr. Homs – A few months ago, we appeared before the Board to introduce, designating 93 Market St., the old Town Hall, an area in need of rehab for their review. The next step taken by the Township Council was preparing a Redevelopment Plan, which was done by Nicholas Dickerson of Colliers Engineering, Township Planner. Tonight, we are here to review and discuss it. After review by this Board, the next steps would be review of comments from the Board by the Council, introduction and then adoption of the ordinance by the Town Council.

Mr. Dickerson - Investigation is the first step in the process. The next step is the development of a Redevelopment Plan, which serves as zoning for the Redevelopment Area. Referring to the 93-95 Market Street Redevelopment Plan, Mr. Dickerson reviewed the plan on the display screen with those present. He read the Redevelopment Goals and Objectives listed on page 7. We relate these goals and objectives to that of the Township's Master Plan, which was adopted in 2004 and re-examined in 2014. We look to see the consistency there, as well as consistency with plans of adjacent communities. Specifically looking at Lodi and Rochelle Park, both less than a one mile away from the subject site. We also evaluate its consistency with the Bergen county master plan, which was adopted last year. We looked at its consistency with the state development and redevelopment plan from 2001. The plan would advance goals 5 and 7, which are to "revitalize and recenter the State's Underutilized Developed Areas and to provide an Adequate Supply of Housing for Residents of All Ages and Incomes, in Location Efficient Places with Ready Access to the Full Range of Supportive Goods and Services." The administration of the Redevelopment Plan lays out the rules governing the Redevelopment Plan that don't specifically relate to the zoning. It talks about how it will supersede the existing underlying zoning and how to interpret the other rules and regulations in the zoning code and the development ordinance. It specifically notes that no properties are to be acquired because the Township owns this property. There is no relocation and there is no existing affordable housing on the site. So

this is pretty straightforward. The Redevelopment standards allow on the site for mixed use development, but also commercial development. It could be either mixed use with residential on the upper floors and commercial on the lower floors or it could be entirely commercial. We also know there will be public uses on the property, including a reservation of minimally 40 parking spaces for municipal use as well as any existing monuments on the site may be retained with their location adjusted based on a redeveloper's agreement. The property may contain more than one permitted use. Prohibited uses include gasoline service stations or cannabis establishments. We list area and bulk requirements. Generally trying to mimic the Market Street corridor. There's parking, loading, circulation requirements relating to electric vehicle parking, regular parking, bicycle parking. There's a provision for affordable housing. There are supplemental requirements for off-tract improvements. Any development that comes in, the applicant would have to submit a traffic impact study. Because this is a redevelopment plan we have a little more control over what is proposed for the façade. We get into the design aspects to try to promote something that is going to be attractive and adds to the Markets Street corridor.

Mr. Cook – Could it be just residential.

Mr. Dickerson – It could not be just residential.

Mr. Maniscalco - Which monuments are you referring to? They have to stay?

Mr. Homsy – One is being moved to the VFW and the other is to remain on the property.

Mr. Maniscalco – Is 40 spots enough for the Police Department?

Mr. Homsy – Yes. We have spoken with the chief and determined that this is an appropriate amount for staff, fleet and visitors of the department.

Mr. Maniscalco – Is that parking area one level?

Mr. Dickerson – We do permit for struct parking behind the structure. It's an oddly shaped building, so I don't imagine a parking garage. You may have something elevated.

Mr. Hickey – Will there be a height restriction?

Mr. Dickerson – 2 ½ stories and 35 feet maximum.

Mr. Ambrogio – Originally, you talked about subdividing it and keeping a part for the town to own for parking purposes.

Mr. Dickerson - We kept that flexible in the report because we're not entirely sure what the market wants on this site and what it can accommodate. Whether it is subdivided off; whether it is incorporated in with marked parking, we wanted to keep that open.

Mr. Hickey – does this go out to the highest bidder for the property?

Mr. Cialone – No, it doesn't go out for bid. That's the whole point of the redevelopment plan so the township can speak to developers. It's an exception to the bidding process.

Mr. Ambrogio – So, there's no P.I.L.O.T. involved in any of this?

Mr. Dickerson – Because this was designated under rehabilitation, there is no long-term tax abatements that can be utilized.

Mr. Maniscalco – So the developer will pay us market rate for the property?

Mr. Cialone – That's part of the negotiation.

Mr. Homsy – There will be a sale price plus a ratable.

Mr. Maniscalco – What's the game plan for the Police Dept. while we're under construction?

Mr. Homsy – There should be minimal impact.

Mr. Maniscalco – If we're taking down buildings, where will we put all of these cars?

Mr. Homsy – They would be on their property. It depends on how much of an impact there's going to be. We can see about parking on adjacent properties.

Mayor White – The liquor store owner said we can park there.

Mr. Maniscalco – Will the developer be responsible for any environmental studies to be done or tanks that need to be removed?

Mr. Dickerson – There was nothing included for environmental studies.

Mr. Maniscalco – I don't think it should be our responsibility.

Mr. Dickerson – I should note that any development will not have access onto Harrison Avenue to protect the property owners there. The exception would be for emergency vehicles to access the site.

Mr. Hickey – Will they change the grade of the property?

Mr. Dickerson – I guess that is something we'll leave to the potential redevelopers. We do require an extensive landscape vegetation buffer on the backside at Harrison Avenue.

Mayor White – Once approved, how long does this process take?

Mr. Dickerson – It gets introduced by the governing body and then adopted. After adoption you can actually start to effectuate the redevelopment plan. Then people will start to approach the town to express interest or the township can go out to see what type of interest there is in this type of thing. Then you have that whole process of negotiating a Redeveloper's Agreement and then from there, chances are they're probably going to come in with plans that would then be introduced before the Planning Board. Assuming it is approved then so action can take place.

Mr. Cialone – Under N.J.S.A. 40A:12A-7E, is to determine whether or not the Redevelopment Plan is inconsistent with the Master Plan. Also, the board can make recommendations to the governing body. Propose modifications for the governing body on the plan. I ask that whatever the board decides, that you authorize my office, in lieu of writing a report, to send a letter to the mayor and Council with the Board's determination as to whether or not it's inconsistent with the Master plan and any recommendations.

Mr. Maniscalco – The one thing we talked about is the environmental study and also, to address the temporary parking situation.

Mr. Compitello made a motion; seconded by Mr. Browne to authorize Anthony Cialone to send a letter to the governing body, saying that we find the plan consistent with the Master Plan and recommending that they address environmental study and deal with temporary parking during construction. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco, Mayor White and Mr. Camporeale – YES

## **5. MINUTES**

Mr. Compitello made a motion; seconded by Mr. Browne to adopt the minutes of the October 21, 2024 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:

Neglia Engineering Associates, 10/11/24, Kowalski, \$153.75

Neglia Engineering Associates, 11/04/24, Bridge Asset Management, LLC, \$1,237.50

VOTE: 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 8:06 p.m.

Respectfully Submitted,

Jayne Kapner  
Planning Board Secretary