

## PLANNING BOARD

Minutes of

July 22, 2015

### Present:

Mayor Giordano  
Mr. Hollod  
Mr. Kreder  
Mrs. Kreder  
Mr. Mitchell  
Mr. Righetti  
Mr. Tevlin  
Chairman Fagan

### Absent:

Mr. Branan  
Mr. Ciarlariello

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey. Chairman Fagan called the meeting to order at 7:11PM, the compliance statement was read and all stood for the pledge of allegiance. Chairman Fagan called for a moment of silence for Mr. Stabile, a Board member who recently passed away. Roll call was taken.

The minutes of June 24 were moved by Mr. Righetti, seconded by Mayor Giordano, unanimous approval.

Chairman Fagan asked Mr. Schwartz to update the Board regarding the Brook Avenue Cemetery. Mr. Schwartz said it is not a viable idea to move the cemetery. It is not clear who owns the cemetery; there is no one entity that owns or maintains the cemetery.

Resolution SD-15-001, 219 Green Brook Road. Mayor Giordano moved to approve, Mr. Tevlin seconded, unanimous approval by Messrs. Giordano, Kreder, Righetti, Tevlin, Fagan and Mrs. Kreder.

SPR-15-002, Lazy Boy, Mr. Marmora, attorney for the applicant. The applicant is seeking preliminary and final approval for the property. The leasing company is UE (Urban Edge) North Plainfield, a spin-off from Vornado. Russ McFall, site engineer, licensed professional engineer, 410 Eagle View Boulevard, Pa. was sworn in; he described the site plan. The old Radio Shack building will be demolished and replaced with a 12,500sf Lazy Boy store. There will also be a new 20,300sf building established between Texas Roadhouse and Costco. Both new buildings will face Route 22.

Storm drainage will remain the same; lighting will predominantly remain the same with 3 lights being minimally moved. The lights will not "bleed over" into the yards on Warfield Road. The entrance for trucks into the parking lot for Lazy Boy will use the third entrance. The loading dock will be in the side rear of the building (facing the tile shop). The entrance for trucks for the new building near Costco will enter the same as the Costco trucks, the first entrance; they will drive to the rear of the building and then exit from the third exit.

Joseph Davidson, 601 Chapel Avenue, Cherry Hill, NJ, licensed architect for Lazy Boy property and UE. He described the building. The façade will have a stucco look. The store will receive deliveries approximately once a month. The store will be a showroom; delivery to customers comes from a different location. Their hours will be Monday through Saturday 10AM-9PM and Sunday 11AM-6PM. The Lazy Boy sign will be

backlit. Signage will be turned on one hour before opening and one hour after closing. There will be a small enclosed dumpster in the southeast corner of the building.

Joseph Layton, 53 Frontage Road, Clinton, NJ, licensed professional planner, explained the need for four bulk variances and one sign variance, possibly two. The existing Radio Shack building will be torn down. There will be one public entrance in the front of the building. Parking spaces are 9'x16', sidewalk is 10' wide, there will be no curb stops, parapet around the roof will conceal apparatus on the roof.

All previous conditions will apply to these two sites.

Open to the public.

Tom Zarro, 424 Warfield Road, asked if there will be additional landscaping along the fence. Mr. Schwartz suggested the site owner contact the homeowners on Warfield Road to accommodate them in trimming their trees. Some trees from the shopping center site have overgrown onto the property of some homeowners. Mr. Marmora said they can trim the trees as they install the fence. The homeowners from Costco to West End Avenue will be contacted.

Closed to the public.

Mr. Marmora summarized. Chairman Fagan appreciated the application. Mr. Schwartz read the conditions. Mayor Giordano moved the application with conditions, Mr. Tevlin seconded, unanimous approval.

Mayor Giordano moved to adjourn, Mr. Tevlin seconded, meeting adjourned at 8:18PM.