

PLANNING BOARD  
Minutes of  
March 23, 2016

Present:

Ms. Appezzatto  
Mr. Ciarlariello  
Mayor Giordano  
Mr. Hollod  
Mr. Kreder  
Mrs. Kreder  
Mr. Mitchell  
Mr. Righetti (arr 7:38)  
Chairman Fagan

Absent:

Mr. Branam  
Mr. Tevlon

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey. Chairman Fagan called the meeting to order at 7:10PM, the compliance statement was read; pledge of allegiance and roll call was taken.

The minutes of March 9, 2016 were moved with correction by Mayor Giordano, seconded by Mr. Ciarlariello, unanimous approval.

SPR-16-001 AAA Mid-Atlantic Inc., name changed to AAA Club Alliance Inc. Howard Jenislaw, attorney for the applicant, 1220 Route 22 East; seeks to occupy 9,200 sf of space next to the Tile Shop. John Ryan Doherty, 1477 Maloa Way, South Carolina, project architect, was sworn in and described the proposal.

They will have 8 car-care bays in the rear of the structure. The front will be occupied by retail, travel, sales, insurance, etc. He described the outside appearance and signage. The signs will be on timers and internally lit. The hours of operation will be 7am-7pm Monday through Friday, 8am-5pm Saturdays and 10am-4pm Sundays. The general public can use this business; however, members of AAA will receive a discount. There will be light automotive repair, no body work, no transmission work. There will be 20-22 employees, approximately 15-17 employees per shift. All repairs will be done inside, the service rep will move the cars, and the customer will not drive the vehicle into the facility. Oil is contained, will not leak into the soil or drain into the water system. Delivery hours are during store hours. Most of the cars are brought in by customers; rarely will breakdowns be towed there. If a car is kept overnight it will be parked inside. There is no tow at the facility, they have no fleet service.

Open to the public – no questions.

Dan Disario, Langan Engineering, 989 Lenox Drive, Lawrenceville, NJ, civil and traffic engineer. He described curbing and sidewalk to be replaced in front of the retail space. The trash enclosure will be on the east side of the building. There will be a full 3-sided masonry enclosure, 12'x24', with a

gate on one side with recycling, there will be room for 2 dumpsters. The recycled tires will also be stored there and removed on a regular basis. Liquids to be recycled will be stored inside. Fire lanes will be striped.

Mr. Schwartz discussed the driving situation in the parking lot. A solution might be to install speed humps/bumps or rumble strips. Mr. Hollod suggested he speak with Mr. Testa about specifics. Mr. Disario spoke about traffic and said there probably wouldn't be more than 20 cars during peak hours; these types of facilities do not generate much traffic. Chairman Fagan asked if the Tile Shop was aware, the landlord informed them.

Open to the public.

Ed Rubino, 1099 Route 22 West, said 8 bays is a large investment and asked if the applicant was expecting to expand. Mr. Rubino believes the traffic will increase drastically and believes they are planning for future use. He asked the applicant to respond to the impact on traffic and future growth. Mr. Doherty said AAA targets 2 cars per bay per day, there is no plan for expansion. The business model is not based on growth. Mr. Rubino asked for the breakdown of the square footage. Mr. Doherty responded, 4,900 sf will be store, 4,300 sf will be service shop. He didn't have the exact individual breakdowns.

Closed to the public.

Gregory Woodruff, Lange Engineering, 300 Kimmer Drive, Parsippany, professional planner, described the analysis he undertook for the variance. He discussed the trash enclosure and the signs. All lighting, except for security lighting, will go off one hour after the store closes.

Open to the public, no questions.

Mr. Testa gave Mr. Jenislaw a copy of a letter regarding sanitation requirements. Mr. Doherty answered the three questions; they had no issue with the directives.

Open to the public for comments.

Ed Rubino, manager of Global Auto Mall, is concerned with the traffic on Route 22 east at West End Avenue. He commented on drivers using the shoulder now as a lane and the accidents it causes. He also questioned the placement of the dumpster.

Mr. Jenislaw summarized.

Mayor Giordano addressed Mr. Rubino's comments. He said he has discussed the traffic problem with the DOT since they adjusted the light at West End Avenue.

Mr. Schwartz read the conditions.

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Mayor Giordano moved the application with conditions, Mr. Kreder seconded, unanimous approval (due to his late arrival Mr. Righetti did not vote).

Resolution SD-16-001, Mayor Giordano moved the resolution, Mr. Hollod seconded, unanimous approval by Messrs. Ciarlariello, Giordano, Hollod, Mitchell, Righetti and Fagan.

Mayor Giordano moved to adjourn, Mr. Ciarlariello seconded, meeting adjourned at 9pm.



PLANNING BOARD

Minutes of

April 13, 2016

Meeting was called to order at 7:05 p.m.

Present: Mr. Michell, Mr. Righetti, Mrs. Kreder, Mr. Kreder, Mr. Ciarlariello, Mr. Branan, Mr. Hollod, Mayor Giordano, Ms. Appezzato, Chairman Fagan

Absent: Mr. Tevlin

Also present was Attorney Brian Schwartz. Chairman Fagan opened the meeting, the compliance statement was read, pledge of allegiance and roll call was taken.

Discussed using Art Bernard as Planner and Frank Miskovich of Miskovich Consulting Engineering, LLC as consultants on the upcoming Quick Check application.

Resolutions were memorialized. Motion to accept Art Bernard as Planning Consultant on Quick Check application was made by Mayor Giordano, seconded by Mr. Righetti. Motion to accept Frank Miskovitch as Traffic Engineer was made by Mayor Giordano, seconded by Mr. Hollod. Motion to approve resolution SPR-16-001-- AAA CLUB ALLIANCE, INC. made by Mr. Hollod, seconded by Mayor Giordano. Resolution was approved by roll call vote.

SPR-15-002—North Plainfield UE, LLC, LaZBoy-Petco—Mr. Marmora, attorney for the applicant. The applicant was back before the Board on old business for Amended preliminary and final approval to permit construction of building in which a Petco store would be located.

Mr. Russell McFall was sworn in and accepted as an expert in Civil Engineering. Mr. McFall stated that building 1, west of Texas Roadhouse and Costco gas station will be approx. 20,700 sq. ft. of which 12,548 sq. ft. will be used for Petco, the remaining space will be used for a future tenant. Mr. McFall spoke of parking lot modification in regards to reconfiguring and removing some stalls. Proposing 488 parking stalls is still in excess of required parking spaces. Delivery trucks will come in off highway by Costco, circle around to back of building to unload and exit between IHop and proposed LaZBoy. Landscaping will be added. Utilities will be relocated and existing in ground utilities will be removed. Two lighting poles will be relocated, the rest will remain unchanged. Rear properties will be shielded from light. A pedestrian walkway will be provided with striping from handicapped parking. The rear yard setback will be reduced.

Andrew Darwin, Architect was sworn in. Mr. Darwin stated that the hours of operation will be Mon – Sat 9-9 and Sun 10-7. Petco sign and logo will be located directly above the door on the façade and will be 21 feet 4 inches in height and will be backlit. Another sign will be located next to the entrance stating the services provided within the store. It will be made of vinyl or hard plastic, will be 26.66 sq. ft. and will be lit by accent lighting. This sign requires a variance

as does the Petco sign proposed on the <sup>WEST</sup> south facade of the building as the sign is not over an entrance.

Joseph Layton, Planner, was sworn in. Mr. Layton discussed why the variances are justified. Mr. Layton feels the signage is very much in proportion and does not see any detriment. Mr. Schwartz questioned why the applicant could not comply with the Borough Ordinance. Mr. Layton explained that the main sign above the entrance is in compliance, the informational sign is needed to let people know what services are provided within and the additional sign on the south side is needed so the Petco building can be found upon entering at the Costco entrance. A new tenant, once decided, will appear before the Board for approval.

Mr. Schwartz spoke to Mr. Marmora regarding traffic which Mr. McFall had touched on. Mr. Schwartz would like Mr. McFall to speak to Mr. David Testa, Borough Engineer, regarding rumble strips or other traffic slowing techniques. Mr. Marmora agreed to that condition. Mr. Testa referred to a letter from Hatch Mott MacDonald dated March 9, 2016. Applicant stated that they have been in touch with Hatch Mott MacDonald. Mr. Testa asked about provisions for a cart coral. Mr. Marmora stated that will take a maximum of two (2) spaces.

No questions from public.

Mr. Hollod spoke favorably of this application. Roll call was taken, unanimously approved.

Chairman Fagan reminded everyone to complete and send in their Financial Disclosure Statements by April 30, 2016.

Motion to Adjourn by Mr. Righetti, seconded by Mayor Giordano. Meeting adjourned at 8:24 p.m.