

BOROUGH OF MIDLAND PARK - PLANNING BOARD MINUTES
AUGUST 18, 2008

PLEASE TAKE NOTE:

ON MONDAY , AUGUST 18, 2008, THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING IN THE COUNCIL CHAMBERS, MUNICIPAL BUILDING, 280 GODWIN AVENUE, MIDLAND PARK, NJ. THE WORKSHOP BEGAN AT 7:30 PM AND THE FORMAL MEETING BEGAN AT 8:00 P.M.

WORKSHOP:

60 WEST ST- Block 33 Lot 6- Craig Englishman appeared before the Board to discuss their approved site plan which included a block bin for stone storage. Applicant no longer wants to build the bin as they will no longer store stone at their site. Atty. Siss questioned if the area would be designated as parking; application included a variance for front yard parking and this would exacerbate the condition. Mr. Englishman advised that he will not use the bin space as a parking area. Atty. Siss advised that if, in the future, they wanted to construct the bin they would have to apply for an amended site plan. Applicant to submit an as-built plan showing removal of the bin and not designating a parking space. Applicant to submit a letter to the Board Secretary along with the as-built advising the Board of removal of the bin and a statement that he will not store stone/gravel at the site and that the bin area will not be used as a parking space.

FORMAL MEETING

READING OF THE OPEN PUBLIC MEETINGS ACT

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mr. Kent Rigg, Chairman	present	Ms. Michelle Dugan	present
Councilwoman Nancy Peet	absent	Ms. Stephanie Pantale	present
Mayor Joseph Monahan	present	Alt. #1 Jeffrey Bulick	present
Mr. Michael Rau	present	Alt. #2 (vacant)	-----
Mr. David Wostbrock	present		

Minutes of the 7/21/08 meeting were approved.

D. Siss, Board Attorney and R. Wostbrock of LAN Assoc., Board Engineer, were present on behalf of the Board.

PUBLIC HEARINGS:

BASELINE ASSOCIATES- Block 17 Lots 22 & 23- 199-207 Franklin Ave- Mayor Monahan stepped down and did not participate in this application due to a conflict. All members at the meeting are eligible to vote on this application. Matt Rogers, Esq., representing applicants. Joseph Fiorenzo, Esq. on behalf of objector, Robert Bakalian, questioned if there was a comment letter by the board engineer on the recently submitted plans; no comment letter was done. Atty. Siss questioned if the floor plan for the bank was submitted as requested by the Board; Atty. Rogers stated that they will be submitted for the September meeting. Mr. Missey, Licensed Engineer, previously sworn. Mr. Missey discussed the changes proposed in the buffer area, Exhibit A-11, site plan, sheet 1 of 4, rev to 6/27/08. 6' board on board fence has been moved off the property line toward the west and a portion has been zig zagged to break up the line. The buffer conforms to code requirements as the building was reduced by half a foot; building is now 15,250 sf.

Nine Douglas Firs have been added to the easterly side, they are 12-14' high and 7-10' in

diameter at planting and will create an immediate evergreen screen. Lighting locations have been adjusted; pole mounted fixtures have been moved and height has been reduced to 14' along the easterly side and 15' in the isle. All pole fixtures are 15' or lower in height and maximum lamp wattage is 150w and lights under building and exit drive fixture will be 70w fixtures. A new photometric analysis was submitted; both analyses meet code requirements. Parking island has been added and one parking space was eliminated; a wider aisle is created in the refuse area. Building square footage was reduced and increased the set back from Franklin Ave. Two pole mounted fixtures are at 15' and all other pole mounted fixtures are at 14' or less. The lights under the drive thru canopy are 70w. Mr. Missey described proposed buffer plantings. Mr. Missey described parking spaces; 60 spaces are provided. Increased aisle width will accommodate refuse pick up. Streetscape lighting has been added as far away from the residential zone as possible. Exhibit A-12, point by point photometric analysis, sheet 3A of 4, dated 7/9/08. Exhibit prepared by Liberty Lighting Group, Chatham, NJ. Supplemental information to confirm compliance with lighting levels. Analyses were done at a 6' vertical plane and horizontal grade. Mr. Missey described lighting levels and compliance, and reduction of pole heights. Mr. Missey believes the lights would be turned off no later than 11:00 pm however the applicant would comply with what the Board may require. R. Wostbrock questioned lighting levels at property lines and questioned lighting drop offs and the causes for the quick drop offs. Mr. Missey responded that the fencing and lower level fixtures create the drop off. Lighting plan has an error in reference direction. Board questioned how many of the lights must remain on for security purposes. Mr. Missey does not have a specific answer. Board questioned if there is a normal recommended foot candle for lighting a parking lot; Mr. Missey stated that the Illuminary Engineering Society has minimum standards; minimum foot candle reading should be .2 of a foot candle. The uniformity range is recommended to be no greater than 20:1. Board questioned if there is a recommended lighting plan for ATM's. Ms. Missey stated that ATM will be located in the interior of the building on the westerly side. IES recommends lighting levels of one half foot candle minimum for security areas with a uniformity ratio of 10:1. Board questioned vertical plane calculations; need to clarify which direction the meter was held. Board questioned the direction of travel for the refuse collection; route will depend on size of vehicle. Board questioned the height of the light on the front at the driveway; will be 10' above finished grade. Shoe box style are proposed. Atty. Siss questioned lighting; how many will be shut off and if there are requirements for security purposes. Board secretary to send memo to Police Chief for any recommendations/comments re: security lighting. Board requested that lighting plan errors be corrected. Meeting opened to the public. Atty. Fiorenzo questioned the easterly buffer area, variances required, route and size of garbage removal trucks, and radius of u-turn area. Gary Bardzell, son of Daniel & Norma Bardzell, 189 Franklin Ave., previously sworn. Questioned side yard set back requirements re: schedule I. Mr. Bardzell would like the Board to clarify the set back requirements. Atty. Siss reviewed schedule I and requested an interpretation by the Board Engineer; R. Wostbrock advised that the set back requirement is 25' on one side and can be 0' on the other side. The applicant meets the 25' set back on the one side. Atty. Siss will speak with the Zoning Officer, John Wittekind, on his interpretation of the ordinance. Mr. Bardzell questioned the sight distance line, how it is determined and existing trees located on the easterly side. Exhibit O-1, 3 photos on one sheet, photos taken by Mr. Bardzell. Mr. Bardzell questioned: if a loading zone is required; Atty. Siss advised that a variance is required for no loading zone, questioned illumination levels and what age level was used for the analyses; Mr. Missey advised that the analyses was done per industry standards. R. Wostbrock advised that an age factor is applied for analyses and is a standard for the industry. Mr. Bardzell asked if the analyses could be done at a level higher than 6' and questioned height of retaining wall along easterly side and if the 6' fence is high enough to shield car lights. Mr. Bardzell questioned refuse collection, truck sizes, noise and times of collection. Mr. Bardzell would like further clarification on set back ordinance; Atty. Siss will confer with

Zoning Officer prior to next meeting. R. Wostbrock questioned Mr. Missey about moving the drive over to improve sight distance. Susan Aponte, 193 Franklin Ave, concerned about traffic on Franklin Ave, especially when school is open, with less parking spaces she believes that the cars will be parking on the street. Parking is allowed on one side of the street. Mr. Aponte asked why the 25' set back has been placed on the westerly side. Mr. Missey advised that the building is designed so that the activity area is placed away from the residential use and the building can shield the activities. Atty. Fiorenzo questioned if the proposed design allows for the appropriate emergency vehicles; Mr. Missey advised that the parking design was changed per Fire Dept. comments. Meeting closed to the public. Mr. Indyk, Architect, previously sworn. Mr. Indyk described changes made to the design of the drive up window aisle. Plans were revised to extend the shield of the drive up window transaction area.. Exhibit A-13 , titled Elevations, A-4, rev. 4/28/08. Exhibit A-14 titled Elevations, A-3 rev. 4/28/08. Exhibit A-15, drawing titled Roof Plan, R-1 rev. 4/28/08. Atty. Siss questioned if these plans have been submitted to the Board; Board has no record of receipt and they have not been reviewed by the board engineer. Atty. Fiorenzo requested that all submissions be copied to him. Motion by Ms. Pantale to carry application to September 15, seconded by Mr. Rau; all voted in favor. Atty. Rogers consents to the extension of time, no further notice required.

Meeting was adjourned at 10:15 PM
Respectfully submitted,
Janet Giardino