

April 14, 2008

A Work Session of the Allendale Planning Board was held in the Municipal Building on April 14, 2008. The meeting was called to order at 8:12 p.m. by Mr. Quinn, Chairman. The requirements of the Open Public Meetings Act were met by the required postings and notice to publications.

The following members answered roll call: Mr. Quinn, Mayor Barra, Mr. Bernstein, Mr. Fliegel, Chief Herndon, Mr. Sirico, and Mr. Yevchak. Mr. Gravina and Mr. Tatosian were absent.

Mayor Barra introduced Carol Sheehan as an alternate member of the Planning Board. Mr. Dunn said Ms. Sheehan should sign a form of oath at Thursday's meeting. Ms. Sheehan will be appointed as Alternate One; Jim Thomas, not present tonight, as Alternate Two. They will take a training course, which is required by the State, within 18 months.

AGENDA ITEMS

Discussion of bylaws, procedures, related check lists and use permits will be discussed after other agenda items.

Use Permit - GE Healthcare – Block 702, Lot 14, 40 Boroline Road
Applicant was not present.

Use Permit – Borst Landscape & Design – Storage & Parking, 303 West Crescent Ave.
Mark Borst was present representing Borst Landscape & Design. He amended his application to reduce his parking and to fit the parking on the industrial side of the site. He is asking for a reconsideration of his original application. The area for parking on the new plan is where the debris was removed. He is asking for seven, rather than ten, spots.

Mr. Sirico asked how many tenants there are in the building. Mr. Borst responded that there are three tenants.

Mayor Barra asked about the weight limit, as discussed at last month's meeting. He stated that his interpretation of the weight issue, however, is only for a residential area. This parking issue is in a D Industrial zone; therefore, it is a non-issue. Mr. Fliegel asked if John Yakimik, Borough Engineer, had any concern about emergency vehicle access. Mr. Yakimik referred the question to Chief Herndon; Chief Herndon said he is not aware of any requirement on this site, and there is room for emergency vehicles.

Mr. Yakimik said applicant's request is a continuation of previous application. Mr. Borst did advertise and reapplied for Thursday's meeting.

Minor Subdivision -Mariconti/Phillips-Gossweiler, 679 Franklin Tpke., Block 910, Lot 10

Applicant was not present. Mr. Yakimik stated that he sent a letter to the Board that the Chief Financial Officer reports a \$1,475 deficiency and they are requesting that amount be posted immediately by the applicant plus an additional amount of \$1,000. By Borough policy, they cannot work on the application until that amount is paid. Mr. Jay Atkins called Mr. Yakimik and left a message, but they have not spoken yet. Mr. Yakimik received a new set of plans dated March 31, 2008. Mr. Quinn asked Mr. Yakimik to call them to obtain their check.

Minor Subdivision – Kari A. Sheehan, 511 Brookside Avenue, Block 1304, Lot 24

Richard Brady was present on behalf of Kari Sheehan. Ms. Sheehan is seeking a minor subdivision. She would like to take a portion of her property and have it transferred to the Dreyer family of 60 Butternut Road. The purpose is to take the Sheehan property, which is almost bowling-alley like, and make a demarcation along the stone fence and transfer that portion to the Dreyer family. That portion of the property is inaccessible because of the stone fence.

No variances are requested. Mr. Bernstein asked what the Dreyers want to do with their lot. Ms. Sheehan said she was told it would be used for recreational purposes only for the children of the Dreyer family.

Mr. Quinn asked if the applicant went over the check list. Mr. Yakimik said he did a follow-up report issued as of April 14. The applicant has complied with the notice of deficiency. A technical analysis has not been done yet.

The application will be reviewed at Thursday's Regular Session.

Site Plan – A&P Shopping Plaza, Block 1807, Lots 1 and 2

Finance officer indicates taxes have been paid for the first quarter.

Mr. Neil Kilstein said the applicant has retained a traffic engineer to design parking, pedestrian safety, and vehicle circulation: Judd Rocciola of Rocciola Engineering, 8 Elizabeth Avenue, Pompton Plains, New Jersey, was present.

Mr. Rocciola addressed the following key issues and presented a schematic:

After examining the plan and the site, he addressed the Board's concerns with parking, pedestrian safety, and vehicular circulation. He focused on the area outside the shopping center. He added a raised sidewalk in the middle of the site. He re-oriented the parking and discussed the proposed plan in detail, referring to the schematic.

Mr. Bernstein asked Mr. Yakimik about a 9-foot versus 10-foot parking space. Mr. Yakimik said a 10-foot wide space is preferable but that the Board has to weigh three concerns: safety, number of spaces, and width of space.

Pedestrian movement and safety are of paramount concern to the Board, and Mr. Rocciola addressed those concerns.

Mayor Barra said the Board should refer specifics of the proposed parking plan to Sgt. Todd Griffith, Allendale's traffic safety expert. Mr. Yakimik asked the Board if he could confer with Sgt. Griffith on the plan. Mayor Barra said a meeting should take place among all the experts: Sgt. Griffith, Mr. Yakimik, Chief Herndon, Mr. Rocciola, and our fire marshal.

Mr. Sirico asked for the Board to be emailed a copy of the new schematic prior to next month's meeting.

Mayor Barra expressed concern that the applicant plans to cut down 30 trees in the southern section of the site. Mr. Yakimik said our borough planner should look at the application and the applicant's plan to cut down trees.

Mr. Yakimik said the southern portion of the site is a flood hazard area. They provide for zero increase in the rate running off of the site, according to the engineer. Mr. Yakimik said a permit application would have to be submitted if they encroach in a flood hazard area.

Mayor Barra asked the applicant about their landscape plan. The applicant said a landscape plan, lighting plan, and drainage plan will be provided. Mayor Barra said he gets many complaints from residents about the biggest eyesore in Allendale, which is across the street from the A&P. The Mayor said he gets more complaints about this than any other issue. All debris flows downstream from the shopping center and winds up across the street. He stressed that there are not enough garbage receptacles in the A&P Shopping Center. Mayor Barra suggested hedges be planted across the street on DeMercurio Drive as a possible solution.

The engineer said they submitted their plans to the Shade Tree Commission.

Mr. Quinn suggested a sub-committee be established. Mayor Barra, Mr. Yevchak, Mr. Bernstein and Chief Herndon volunteered.

Bylaws, Procedures, Related Checklists and Use Permits

Mr. Quinn discussed bylaws, procedures, and related checklists.

Mr. Bernstein said that the Zoning Committee is meeting Friday and asked if the board could postpone discussion of Use Permits until after their meeting.

Mr. Dunn asked if anyone had any comments on the bylaws. There were some comments that were forwarded to Mr. Dunn.

Mr. Fliegel asked Mr. Yakimik about making the checklist items consistent.

Mr. Quinn discussed the application by Wachovia Bank. Mr. Yakimik said they applied for a final certificate of occupancy. Mr. Wittekind asked Mr. Yakimik to do a final site plan inspection. Mr. Yakimik said the parking spaces were smaller than shown on the plan, and he asked them to correct it. Also, the striping needs to be tweaked, and the dumpsters were not in the enclosure. Basically they were in accordance and in compliance with the approved site plan. Mr. Yevchak asked about the backlit sign at Wachovia site. Mr. Wittekind should be alerted about that situation.

With regard to the A&P site, Mr. Sirico suggested that any work on the hedges being installed on the property between the sidewalk and the brook be coordinated with Mrs. DePasquale. He questioned if this is an off-site improvement.

With regard to the Whitney, Garden Homes will be taking over ownership of the site and they will be looking to have a pre-construction meeting.

Mr. Sirico made a motion to adjourn the meeting; Mr. Yevchak seconded. The meeting adjourned at 10:40 p.m.

Respectfully submitted,

Lisa Caccavale-Soto