

June 19, 2008

A Regular Session of the Allendale Planning Board was held in the Municipal Building on June 19, 2008. The meeting was called to order by Mr. Quinn, Chairman, at 8:12 p.m. 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, Mr. Yevchak, Ms. Sheehan, and Mr. Thomas. Mr. Gravina and Mr. Tatosian were absent.

AGENDA ITEMS

The minutes of the May 12th and May 15th meetings were before the Board for approval. Mr. Quinn submitted his corrections to the May 12th minutes. Mr. Sirico moved to accept the minutes with changes; Mr. Fliegel seconded. On voice vote, all voted in favor.

Resolution of Memorialization – Sheehan Minor Subdivision

The resolution was emailed to the members of the Board. Mr. Fliegel made a motion to accept; Mr. Sirico seconded. On voice vote, all present voted in favor.

Use Permit – Classy Nail & Spa – 53 W. Allendale Avenue, Block 1807, Lot 1

Bog Soon and Eun Hyang Kim of 120 Liberty Street, Ridgewood, New Jersey, were sworn. The salon will provide manicure and pedicure services (same as former owner). Premises will be used exactly as prior owner. Water requirements are for sanitary purposes. Power requirements and source are same as existing conditions. Number of employees will be four. Effluent or discharge is for sanitary purposes. Regarding parking requirements, they will use existing spaces at the A&P Shopping Center. Fees and taxes have been paid.

Mr. Quinn asked about her experience. Ms. Kim said that Ms. Soon was the manager of the prior salon. Mr. Quinn asked if they were storing flammable liquids. Ms. Kim said the nail polish remover was kept in small supply. Mr. Quinn asked to define “spa.” Ms. Kim said it would be offered as a more luxurious service. Mr. Quinn asked if they receive deliveries. Ms. Kim said the owner buys her own supplies; there are no deliveries. The hours of operation are Monday through Friday, 9:30 a.m. to 7:30 p.m.; Saturday, 9:30 a.m. to 6:00 p.m.

Chief Herndon read a resolution of approval of the use permit for Classy Nail & Spa. Mr. Fliegel seconded. On roll call, those members present voted in favor.

Minor Subdivision – Cirquell LLC – Block 2103, Lot 25 – 253 Franklin Tpke. (completeness review)

Tibor Latincsics, Professional Engineer of Conklin Associates, 29 Church Street, Ramsey, New Jersey, was present and sworn.

Mr. Latincsics stated that neither the applicant nor his attorney were present. Mr. Latincsics asked if they could be heard on the August agenda. Mr. Quinn told Mr. Latincsics that the work session is August 18 and the regular session is August 21.

Mr. Dunn asked if Mr. Latincsics could review the issues that Mr. Yakimik's letter addressed. The applicant will provide an alternative analysis for the minor subdivision and that will be submitted to the Borough in August.

They will revise the plan and reapply within two weeks. Regarding the existing home on the mother lot, it is 39 feet, but the code is 35 feet. Mr. Latincsics said that is an existing non-conformity. He further stated that as far as completeness, they have an application pending with Bergen County since Franklin Turnpike is a county roadway.

Mr. Latincsics suggested that the attorney, Bruce Whitaker, provide in writing an extension of time past the August meeting.

Mr. Fliegel suggested that the Board deem the application complete. He made a motion to vote on the completeness of the application, subject to the open items set forth in the Borough Engineer's letter dated June 16, 2008. It was seconded by Chief Herndon. On voice vote, all voted in favor.

Site Plan – Estate of Robert J. Schroeder – 75-77 W. Allendale Avenue, Block 1807, Lot 18 (completeness review)

Applicant was not present. Mr. Dunn reviewed what transpired at Monday's work session. The applicant may withdraw the application, but they kept the application on the agenda.

Mayor Barra stated his concern that the applicant had already done half the work. Mr. Dunn responded that John Wittekind would take over the situation. The construction code official should follow-up. Mr. Bernstein asked what the applicant is allowed to do in the interim. Mayor Barra reminded the Board that there is a stop work order in place. Mr. Yevchak reminded the Board that the applicant said on Monday that he would put everything back the way it was. Mr. Yevchak asked if he needed a permit to do deconstruction work. Mr. Dunn said he was not authorized to do deconstruction work.

Mr. Fliegel reminded the Board that on May 22, a temporary fence was installed. Mr. Fliegel does not believe the applicant is following the rules of the construction code official. Therefore, the construction code official has authority over the site.

Mr. Yevchak made a motion to deem the application incomplete, as set forth in Mr. Yakimik's June 16th letter; Mr. Sirico seconded. On voice vote, all voted in favor.

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

Neil Kilstein of Kilstein & Kilstein, 611 River Drive, Elmwood Park, New Jersey, testified on behalf of the applicant, Allendale Shopping Plaza. The application is for modified site plan approval and for variance relief so as to permit a complete re-doing of the shopping center including the façade. A complete reconfiguration with regard to parking, landscaping, lighting—in essence, it will be a brand new center.

Affidavit of service was supplied by Mr. Kilstein to Mr. Dunn. Applicant has published and noticed. Proof of payment of taxes was supplied as well.

Expert witnesses testified who will testify are as follows:

Tibor Latincics, Engineering
Judd Rocciola, Traffic
William Moore, Landscaping
Keith Lesser, Architecture
Kenneth Sheer, Professional Planner

The present owner has owned the shopping center for 29 years. The applicant is local, and this is very important to him personally.

For the record, they have met a number of times (May 7, May 21, June 11) with Allendale’s Traffic Officer, Police Chief, Fire Officers, Borough Engineer, and Borough Landscape Consultant. The applicant wants to make the Center as safe as they can and a beautiful plaza as well. They would like to rename it the “Allendale Town Center.” They plan to make it visually beautiful. Mr. Kilstein said this plan has been harmonized with the current town landscaping and paving, etc.

Tibor Latincics, Professional Engineer of Conklin Associates, 29 Church Street, Ramsey, New Jersey, was present and sworn. He was accepted by the Board as a licensed engineer.

Conklin prepared a field survey of the entire site, which consists of six sheets, Exhibits C-1 through C-6. Exhibits C-7 through C-9 are enlargements of the site plans.

Mr. Latincics referred to the Table of Exhibits. The prefix “A” refers to the architect’s plans. The prefix “C” refers to Conklin Engineering plans. The prefix “L” refers to the landscaper’s plans.

C-1 through C-9 was admitted into evidence. The Board Secretary will initial them before the meeting adjourns.

Mr. Latincics testified that it is a 6.9 acre piece of property in a C-2 zone. It is irregularly shaped. Within the lot is an irregularly shaped building which has been added

on to over the years. Primary frontage is on DeMercurio Drive. There is access by Commerce Bank. It fronts on West Allendale Avenue. Behind the shopping plaza is the railroad. It does not directly abut any residential areas.

There will be an architectural upgrade which will be consistent and in harmony with the prior A&P improvement. The other element is the expansion at the south end of 4,910 square feet.

Mr. Latincsics testified that the rear of the building will be cleaned up. As far as the existing columns at the A&P entrance (Exhibit C13, a photograph of the two columns), the sidewalk at that critical location will be extended out two feet.

In the current parking lot, Exhibit C2, particularly the Dunkin Donuts entrance, there is a large expanse of pavement. They propose to reconstruct and upgrade the parking lot (Exhibit C7) channelizing traffic. They will use traffic calming devices and sidewalks using pavers. There are 359 parking stalls currently. The plan provides for 360 parking stalls. The primary variance request is with regard to the parking stalls. The engineer stated that a 10x18 parking stall is favored, and those spaces closest to the A&P will be 10x18.

Mr. Latincsics said that the landscaping within the body of the parking lot is minimal. The landscaping is integrated with DeMercurio streetscape. A variety of species is provided.

They are aware of the trash problem due to winds and that the trash tends to blow south. Landscaping has been integrated. A split rail fence will be provided, and the lower portion will have a wire mesh and landscaping in front of that. The intent is to entrap the litter on-site against that fence so it can be cleaned up easily.

At the south end 20 trees will be removed.

They will be filing a soil moving application subsequent to this meeting. There will be approximately 25,000 square feet of soil disturbance at the south end. There will be upgrading of parking lot but that will involve paving.

A basin is proposed at the south end of the site. The drainage system will be as it is today (Exhibit C8). The rate of run-off from the site will be less than it is today.

With regard to lighting (Exhibit C6), a major element will be to keep with the theme of the Allendale streetscape. Twin cobra head is used today. They propose to upgrade the lighting; they will use 14 foot "Allendale street fixtures." They propose to raise the light poles and reduce the number of poles. They will also upgrade to 150 watt bulbs.

Regarding sewage, there will be a minor increase and upgrading as required.

They will make application to Bergen County Planning Board and Bergen County Soil Conservation District shortly.

Mr. Quinn asked about the retaining wall. Mr. Latincsics responded that the plan has eliminated the two-tiered retaining wall.

There is an inventory of existing tree locations by size and species (Exhibit C2). Exhibits C8 and C3 indicate the trees to be removed. Exhibit C12 indicates the replacement trees.

Mr. Sirico asked how much soil is being moved. Mr. Latincsics said they have not calculated that yet but that information will be provided at the next meeting. Mr. Latincsics said it will not be an alarming number.

Mr. Quinn opened the meeting to the public.

Mr. Barton Lee, 130 Carriage Court, Allendale Brook Estates: Mr. Lee's concern is the parking space width. He stated that he prefers and recommends 10 foot width.

Mr. Robert Anderson of 45 West Orchard Street: Regarding the two-foot wide sidewalks in front of the columns, is that wide enough? Mr. Latincsics responded that they will not be two feet wide, but the sidewalk will be extended two feet. Mr. Anderson said he is directly across the street on Orchard. He asked if they would consider the split rail fence with mesh on the lower portion to be wrapped around to the south end. The owner agreed to extend the split rail fence with the lower mesh to accommodate Mr. Anderson's request.

Mr. Anderson asked about the run-off and about the catch basins on the south side. He asked how they plan to address the backs of the buildings. Mr. Latincsics said the entire site drains to Allendale Brook. Mr. Latincsics testified that the current roof leaders run off to the pavement, but they propose infiltration along the entire roof of the building. They plan to put an infiltration trench for one-third of the site and routing that to the detention system.

Mayor Barra asked if there will be less water going into the Brook than there is today. Mr. Latincsics said the rate of run-off from the site will be less but the volume over time is the same.

Mr. Latincsics testified that this project will not increase the flood level of Allendale Brook, which is 3.7 miles. It is a difficult situation immediately downstream. It is a horrible hydraulic condition there.

The rate of run-off will be reduced; the volume will be reduced due to the infiltration being provided, Mr. Latincsics testified.

Ms. Pat Matrone of 50 Cottage Place asked about the addition; she asked what the percentage is in relation to the entire site. It is 6.5 percent, Mr. Latincsics testified. She

is concerned that there is not sufficient parking especially in light of the addition bringing new tenants and more cars.

Mr. William Moore, landscape architect, 43 Spring Street, Ramsey, New Jersey, was sworn. Mr. Moore referred to Exhibit L-1. His firm has also prepared Plans L-2. Mr. Moore showed a computer generated design image, which was marked Exhibit L-3. L-4 is a design image of the West Orchard Property Line. Exhibits L-1 through L-5 were placed into evidence.

The existing condition of the Plaza is that it is a very wide open parking lot, with very few trees. They plan to organize and work with the newly designed traffic pattern and design landscape plans that are suited for a harsh environment. At the south end, they will re-vegetate the area and embellish the area. They are installing 34 additional trees throughout the property, which comprise several species. The trees will be 3-3 ½" caliber. In other words, the trees will range from 12 to 18 feet high. Some of the trees will grow in excess of 50 feet over a 20-year span. They grow 2-3 feet per year.

Mr. Moore testified that with regard to the existing trees along West Allendale Avenue, they plan to embellish and add to the streetscape. They will plant shrubs along the street edge coming up to the fence with the mesh. At each light, they will be planting shrubs with a flowering rose. Their plan is to soften the look of the parking lot and hide the look of parked cars. All these plants can withstand parking lot environments.

At the south end, they are trying to create a natural look and embellish the trees that they are saving in that space. They will remove 20 trees in that section, some older trees and scrub growth and lower maples. There will be an evergreen screen along Orchard Street. At the south end, they are designing an "entrance feel."

Mr. Moore testified that he believed the vegetation addition to the south side will trap debris, especially since there are low level plants. They could easily work into the design a fence, if that is what the Board decides, that the fence should extend to the south end as well.

Another landscape image from West Orchard Property Line was shown. He discussed the plan to remove some pine trees and plant some additional evergreens. And those trees will grow to 60 feet.

Mr. Edward Snieckus from Burgis Associates has reviewed the plans and made recommendations in his letter dated June 18, 2008. He suggested that their plans in the future show the trees to be removed. They will do a limit of clearing line. He discussed deciduous vs. evergreen plants. He recommends particular varieties in his letter. Mr. Moore would like to work and meet with Mr. Snieckus to go over the plans for particular trees.

Mr. Moore testified that they will work with a gel-coated soil additive to retain moisture in the areas of the new plantings in the parking lot.

In summation they are trying to create a variety of textures and rhythms along DeMercurio Drive to give a very organized and recognizable and safe plan. Also, they recommend that the weeping birch tree be removed on the corner for safety reasons.

There was testimony regarding the memorial tree, which needs some restoration.

Mr. Ed Snieckus testified and referred to a memo he prepared. He was concerned about the preservation of the existing vegetation especially along the corner of West Orchard and DeMercurio Drive. Also, some of the trees that they are looking to preserve are close to the curb line. They should weigh whether they want to save some trees that are close to the curb line or whether the benefit is to remove those trees.

Mr. Snieckus discussed the walkway areas with regard to the historic beech tree. He recommends that disturbance around that particular tree be minimal.

Mr. Snieckus also testified that for pedestrian safety, the applicant should add planters along the sidewalk area along the side of the building. The architect testified that they are on the plans already.

Mr. Quinn asked about landscaping on Orchard Street, particularly how far the landscaping plan extends. Mr. Moore replied that the plan goes to the end of the applicant's property.

Mayor Barra asked about the corner at the entrance to the property. Mr. Moore testified that they will add some plantings around the new entrance sign.

Mr. Kilstein asked for a special meeting in July.

Chief Herndon asked if the applicant had contractors staged and ready to go. Mr. Azarian stated that he did. Mr. Kilstein said it is their intention to stage and time the construction and keep the schedule running.

It was decided that the special meeting will be Tuesday, July 1, at 7:30 p.m.

Mr. Sirico made a motion to adjourn the meeting; it was seconded by Chief Herndon. The meeting was adjourned at 11:35 p.m.

Respectfully submitted,

Lisa Caccavale-Soto