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Subject: Fwd: Planning Board Minutes 9-18-14

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-----Original Message-----

From: MARIJANE bRANDAU <mjbrandau@optonline.net>
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Date: Tue, 07 Oct 2014 09:45:59 -0400
Subject: Planning Board Minutes 9-18-14

BOROUGH OF RIVER EDGE PLANNING BOARD MINUTES]
September 18, 2014

ROLL CALL PRESENT : Eileen Boland, Lou Grasso, Mayor Moscaritolo, Vito Acquafredda, John Monroe , Jeff Gewirtz, Tom Behrens, Kevin Duerr, Tom Kyrirtz, Robert Costa also Joseph Sherman Esq.

Ms. Bogart arrived at 8:45PM

Absent: David Glass, Mr. Costa, James Arakelian,

CALL MEETING TO ORDER 8:00PM

Mayor Moscaritolo - called the Planning Board meeting to order at 8:00 p.m.

Salute to Flag

Sunshine Law (Open Public Meetings Act)

Adequate notice of this meeting has been provided by sending notices on December 20, 2013 to the Record and the Ridgewood News. By positioning on the Bulletin Board in the lobby of the Borough Hall and filing a notice of the same with the Municipal Clerk.

Approval of the Minutes 8-21-14

Mayor Moscaritolo, seconded by Tom Kyritz.

ROLL CALL

Vito Acquafredda, Mayor Moscaritolo, Kevin Duerr, Mr. Grasso, John Monroe, Ms. Boland – All vote Yes.

Minutes are approved.

NEW BUSINESS

2014-06 Tamburell i – Trust B and route 4 Main Street LLC 135 Kinderkamack Road & 1025-1077 Main Street Block 1404 Lots 1.04, 5 and 3.01

Applicant seeks amendment to previously granted site plan approval.

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Mr. Sherman, as I understand it this is a site plan application where there are some recommended changes, which are incorporated into the revised site plan. There were requests that 2 parking spaces be removed from an area in direct proximity to the loading dock for the Total Wine Liquor store. There was a request for a corral for the shopping carts, which in turn took out 1 parking spot. There was an issue with the entry way off of Main Avenue just to the west of the liquor store. There was a request for some bike racks, which are going to be placed between the liquor store and Bogart Road. Some landscaping issues with regard to the entry way.

Timothy Corrison on behalf of the applicant – I have exhibits and we will mark them as we go. The site plan 9/14/07 as A1, I am also going to handout a summary of the application, which is a little more clear than the application itself as A-2. A leasing plan this will be marked A-3.

We are proposing widening of the egress. The ingress closest to Bogart Road on Main into the facility. Mr. Costa's objective was to remove a parking space there to permit us to expand the egress from 24 feet to 29.4 feet. In the

loading area of Total Wine there was an island we removed it. Mr. Costa suggested that Total Wine have carts and that needed a corral, which is one more parking space to be removed. We put a bicycle rack in. On the ingress from Bogart Road put a stop line and a stop sign.

The types of restaurants that are coming into the facility that we call fast casual or fast food it all depends on how it is interpreted.

Mark Santino –Planner and architecture. Is sworn in.

Mark Santino – One diagram A1 I outlined the three buildings that are on this site. Retail #1 Building is the 29523 square feet building that is occupied by Total Wine. Retail building #2, which is 22,820 – 8 square feet and then in the existing building we come to CVS 12,432 square feet.

Outlined the improvements to this site plan and just for clarity and what I did is mark them in yellow in order to be able to be clear as to what we were actually doing.

1. The widening of the access to Main Street with access for ingress and egress on Main Street by 5 ½ feet, which will provide a safer turning movement for people moving in and out of the site, that involved the loss of 1 parking space. In addition to the drainage that is already there we will be constructing an island so as not to make that space usable.
2. A cart surround – Total Wine has installed it's a 9 foot wide by 16 foot long cart corral to store their carts that also loses 1 parking space.
3. The loading zone at the Total Wine be striped.
4. A stop sign was requested for access from Bogart Road into the site at the end of the loading zone.
5. A double line to be painted on the drive isle so as to identify that it is a two way driveway.
5. There are two spaces and an island, the island is to be removed and at the discretion on this board, you either want us to take the parking spaces out or for safer turning movement for the delivery trucks or just take the island out and leave the spaces there.
7. To add a bicycle rack at the southerly end of retail #2.

Those are the changes to the overall plan, which we feel would improve and make the site work a lot better.

The total site was approved by this board at 290 spaces. During the construction it was determined that there would be one more space that would be able to be incorporated into the site. The engineer Mike McGowan who prepared this plan had communications with Mr. Costa's office and in construction determined that there was one more space that could be added so the total number of spaces would be 291. With the loss of the first space at the entrance we would be down to 290. And the loss to the cart corral the total would be 289. We think that the site is workable with the 289 spaces.

Mr. Corrison - We are asking for 286, we don't want to come back if Mr. Braxton determines that these are necessary. Also, we are anticipating that we may need another cart corral.

Mark Santino - Based on those particular changes and if the site does end up with 286 parking spaces in my opinion that the parking lot can be approved by this board.

Mayor - What about the easterly driveway?

Mr. Santino - 24 foot that approved and constructed out there now would be adequate.

Mayor - I wanted to avoid you having to come back again. We can leave it to Mr. Costa's discretion what to do. I remembered that there was discussion about both driveways.

I want it to be clear.

Mr. Santino - It was my understanding that a conversation with you and Mr McGowan that the change was not going to be made until after the project was constructed. We are widening both driveways. From 24 to 29 feet.

Mr. Costa - I discussed with the Mayor and Chairman to widen that driveway also.

Mr. Corrison - If you want us to widen it a little just taking away some of the shrubbery without losing the space.

Member – If you widen that it looks like you will have to widen some of the curb entrance and the radii and that will lose another spot and there is a drainage storm drain.

Mr. Costa – The storm drain is going to be modified right now because the gas and the water is a conflict with the tie in all of that has been redesigned.

Member – Going back to the widen entrance the first spot on the right you said there was an island there by the storm drain and that spot is going to be unusable?

Mr. Corrison – Yes.

Member – Is that spot counted?

Mr. Corrison – No.

Member – The bike rack is that going to interfere with the handicapped parking?

Mr. Santino – I think the bike rack is going to be placed on the sidewalk.

Member – If someone was coming with a wheelchair and come up on the sidewalk is the bike rack going to be in the way.

Mr. Santino – I believe there is sufficient clearance for the bike rack and the bicycles.

Mr. Costa – Total Wine entrance is being widened. I spoke to the manager there. If you modify the dumpster area.

Mr. Santino – We have talked to the tenant we told him there was a possibility and we are willing to have a dialog with them maybe they will need a compactor.

Mr. Costa – Right now they have 2 dumpsters. Obviously, they are a busy store and they are going to get busier. Looking at this you know it is not right.

Mr. Corrison – I would like to go over the rest of Mr. Costa's comments. The stop sign and maybe you want to extend the loading zone.

Mr. Costa – Landscaping, Total Wine is in and operating the weeds are bigger than the trees. Who is supposed to maintain that?

Mayor – Currently, it is the landscaper's responsibility. When the sprinkler system is running.

The driveway on Kinderkamack Road the direction sign shows that you will be able to drive through the back of the existing building. Is that correct?

Mr. Corrison – That is a one way.

Kevin Duerr - **OPEN TO THE PUBLIC**

No one stepped forward.

CLOSE TO THE PUBLIC

Mr. Corrison – One more witness. Gary Anderson Traffic Expert who was approved by this board during these proceedings to be an expert.

Your comments on the double lines on the ingress and egress from Bogart.

Mr. Corrison – In terms of your analysis with the loss of spaces have you done any analysis?

Gary Anderson – We used the Urban Land Institute and Transportation Engineers and these are two sources that provide parking and traffic data for a shopping center like this. It is based on parking counts and traffic counts of other shopping center throughout the county.

For a shopping center of this size would be under 400,000 square feet it states 4 spaces per 1,000 square foot. As you start to increase the percentage of restaurants the parking spaces also increases. Right now they are proposing 16 percentage per restaurant. The parking ratio would go up to 4.2 spaces per 1,000 square foot. That calculates out to about 272 spaces.

Member - Do they distinguish between restaurant and fast food.

Gary Anderson – They do not.

Kevin Duerr – I ask for a motion to open to the public.

< p class=MsoNormal style='margin-left:.25in'>Vito Acquafredda so moved, Mr. Kyritz seconds the motion.

All in favor say – Aye.

OPEN TO THE PUBLIC

No one stepped forward.

CLOSE TO THE PUBLIC

Vito Acquafredda motion to close, seconded by Mr. Kyritz

All in favor say Aye.

Mr. Corrison – In terms of the issues that have been raised tonight in granting approval we ask that you grant the approval as presented with the stipulation that we will work with Mr. Costa and the tenant to come up with acceptable resolution regarding the dumpsters and a further look at the ingress and egress to see if additional changes have to be made.

Mr. Costa – Total Wine is under a temporary CO. How long do they have to make these changes? Do you want to put something in the resolution to make that happen?

Mayor – I thought we were going to make this site work regarding the entrances and allow everything subject to getting them the TCO of retail 2. It is not going to issue until the circulations issues are completed.

Mr. Costa – The improvement for the driveway when is that going to happen? Do you want to put something in the resolution to make that happen.

Mayor – I thought we were going to make this site work regarding the entrances and subject to getting them the TCO for retail 2. The TCO is not going to be issued until the circulation issues are completed.

Motion made by Mayor to accept this application, seconded by Mr. Kyritz.

ROLL CALL

Mr. Acquafredda, Mr. Behrens, Mayor, Mr. Duerr, Mr. Grasso, Mr. Monroe, Ms. Boland, Mr. Gewirtz, Mr. Kuritz.
All vote Yes.

Motion passes.

DISCUSSION

- 1. Historic Element**
- 2. Complete Streets Checklist**
- 3. 24 Hour Ordinance Recommendations**

Mayor – I asked that these 3 items be places on the agenda every month until these items are resolved.

A discussion on the three items.

Motion to Adjourn 9:30PM

Kevin Duerr makes a motion to adjourn, seconded by Vito Acquafredda.

All in favor say Aye – All say Aye

Respectfully submitted by,

Marijane Brandau