

PLANNING BOARD

MINUTES

Meeting SEPTEMBER 20, 2021 at 7:10 PM

I. Open Public Meeting Act Legal Notice:

This meeting is being held in accordance with the rules and regulations of the Open Public Meetings Act of the State of New Jersey. Adequate notice of this meeting was provided by forwarding a Sunshine notice which included the time, date and location of this public meeting of the Planning Board. Notice was provided at least 48 hours prior to this meeting.

II. Roll Call – Jay Corrigan, Donna Bocchino, Gabe Fiore, John Graci, Jr., Thomas Maleski, George Rosko
Absent: Donald O’Neill, Sandra Muldoon and Burt Hoyt

III. Also present: Board Attorney, Ian Doris, Colleen Villani, Board Administrative Secretary, Fran Reiner, Board Planner and Brian Intindola, Board Engineer.

IV. Salute to Flag

V. Approval of Meeting Minutes

Meeting Minute- June 21, 2021

Introduced by: Gabe Fiore

Seconded by: John Graci, Jr.

Roll call: AYES: Jay Corrigan, Donna Bocchino, Gabe Fiore, John Graci, Jr., Thomas Maleski, George Rosko

VI. Application:

Porete Ave Master Redeveloper LLC.-application for Preliminary & Final Major Site Plan approval for 12 Porete Avenue, North Arlington, NJ. Block 169 Lot 2.01.

Jay Corrigan: It is important to know Porete Avenue leaves a lot to be desired. We will review and vote on the merits of the application.

Andy Norin: Attorney representing Porete Avenue Redeveloper, Hampshire. Works for Faegre Drinker Biddle & Reath LLP. It is the site of the former Goodman Sales, the property is vacant. Sorely in need of redevelopment. We are excited to be here and have a few deviations.

- Set Back
- Coverage- 87%
- Design Waiver-separation distance seeking 24feet.

We will have three witnesses today.

Ian Doris Swore in Bradford Bohler, Engineer

Bohler: 30 Independence Drive, Warren, NJ. Masters Civil Engineer at Purdue.17 years' experience, Certified in Nj and 5 other states, served on 80+ Planning and Zoning Boards.

Bohler: I am handing out exhibits. First exhibit, aerial view will be marked A1 date of 9/20/2021.

It's a combo of 2 aerials from a database. Block 169 Lot 2.01 is surrounded by industrial. 73,000 square feet is the current building with a 5 foot setback. Western & Southern setbacks do not comply. Main access to the South. Site is 97% impervious coverage as is.

Purposed conditions, marked exhibit A2.

This is our latest site plan, 111,000 square foot building sitting 10 feet from Porete Avenue.

- North & South 77 feet setbacks. Rear East 81 feet set back.
- Overall 86.8% impervious coverage, more green space.
- 2 access driveways, 1 on the North side and 1 on the South side of the building. Northern side 24 feet, large radius for trucks. Large waivers on right side due to traffic going to the north side.
- Circulation will be 30 feet wide, counter clockwise.
- 2 driveways allow for cars and trucks. Waiver on Northern driveway.
- 88 parking spaces
- 4 ADA parking spaces
- Storage spaces
- No trash, dumpster in bays.
- Meets NJDEP new infrastructure requirements.
- Flood hazard on Eastern portion of site. In compliance with storm water.
- Lighting, 25 feet high LED lights with average illumination.
- Landscaping- 17 shade trees, 67 evergreens, 240 shrubs, 650 ground covering perennials.
- Signage- (2) 50feet signs and 1 free standing sign.

Ian Doris: Do you have any tenant yet?

Norin: No tenant yet. Designed for warehouse distribution use.

Jay Corrigan: Will this essentially be a dead end?

Bohler: off chance someone may do that. No blockage.

Norin: Discussion of limiting to one direction but will remain open. Practically trucks won't want to go that way. No one wants to make that left.

Jay Corrigan: Anyone have any questions?

Gabe Fiore: Any idea what this will be used for?

Bohler: No

Ian Doris: How many offices?

Bohler: Should be two.

Jay Corrigan: Any chance moving 10 feet so no variance?

Bohler: we tried that but it limits truck turns.

Jay Corrigan: What about reducing building by 10 feet?

Norin: We think we have a good design and are maximizing the space for the Borough. We think there will be very little traffic.

Brian Intindola: What is existing right of way?

Bohler: 30 feet

Intindola: A little under sized, if you make curb line your property line that will make maximum curb line.

Bohler: we can do that.

Intindola: we will pick up 4 feet, like a shoulder. Not requesting catch basins, they can stay flat.

Bohler: curb and asphalt?

Intindola: Yes, that's right.

Ian Doris: Please show the Board.

Bohler: Sure. Does not change coverage on our site.

Intindola: Board did the same on Copper Mine Way. Works so far.

Jay Corrigan: Does make it wider and easier.

Norin: We are in agreement to that.

Ian Doris swore in witness Scott Merdock, Architect

Scott Merdock 337 Witherspoon Street, Princeton, NJ. KSR Partner, 20+ years' experience. Licensed architect in NJ, NY, CT and Vegas. Industrial market for 20+ years as well.

Scott Merdock: Image of purposed facility, mark it A3. Prospective North West corner.

Floor Plan, identical replica of what was submitted, marked A4

Can be single or double tenant. Warehouse, loading dock and 22 doors.

Exhibit A5-Elevations. 4 primary elevations. Most happens front bay loading docks. Added windows, making a nicer workplace with natural light. Windows patterned zone on all facades. Defined office areas. Solar panels. A step above what is there now. 40 foot clear high cube. Mechanical units not visible. Signage is consistent with RDP and ordinance.

Jay Corrigan: Fire protection?

Scott Merdock: comes equipped with early suppression systems, high pressure, high water. Designed to put the fire out. Top of the line system.

Jay Corrigan: Do you have proper flow?

Merdock: Calling for proper flow test. Fire pump in the building. We will work together.

Jay Corrigan: Our Fire Department needs to be in there. They are fully equipped.

Merdock: We will meet with the Fire Department.

Gabe Fiore: Based upon Fire Department approval. If you find out there is a problem there will be a time out.

Merdock: I will make sure we have a working functioning system.

Intindola: There is a switch box from Jersey City wheeled through Passaic Valley Water.

Ian Doris swore in Matt Flynn, Planner.

Matt Flynn 101 Jabita Drive, Morris Plains, NJ. Graduated Rutgers with a masters in Planning. Professional Planner of NJ.

Flynn: Porete Avenue RDP, 2 variances, impervious coverage & front yard setback. Plan doesn't allow it, will be an approved use.

Lot Coverage 86.8%

Design Waiver 24.4 feet

Planning is about balance. Positive public good, artistic desired look, overall improvement of site. This will be a clean simple look.

Negative Criteria: No impact to plans. Application will promote goals of plan. Increase property tax rate. Reduce impervious coverage. Use will be permitted use. Landscaping complies. Satisfies all parking requirements. Front yard setback not noticeable with landscaping. C2-balancing, positives out way these deviations.

Jay Corrigan: Will you come back to the Planning Board when you get a new tenant?

Norin: Can happen. If minor we will just deal with the Construction Department. Use will be conforming. If not then we will come back to Planning Board.

Jay Corrigan: 86%, why not 80%?

Norin: Trying to strike a balance.

Ian Doris: Can you discuss the garbage?

Flynn: Municipality does allow for deviations, not a one size fits all. That's why Land Use works.

George Rosko: In light of hurricane Ida, is this a high tide area?

Bohler: We are raising the site, we are improving going up 8 feet.

George Rosko: Any check valves?

Bohler: Not on our site but it will drain out over time.

Jay Corrigan: Trailer storage spaces?

Norin: 5 spaces

Bohlar: Yes, 5 spaces of storage, no doors. Can put a trash compactor in a spot or move trucks there for operation of the building.

Ian Doris: Any further questions?

Ian Doris: A traffic expert is not here

Norin: No significant impact of traffic.

Flynn: Municipal and Planner both decided safe.

Ian Doris: Can we look at the traffic report? I feel there are some issues.

Norin: Impacts of Covid-19 is all that was had.

Intindola: Numbers were during Covid-19 but were prorated. No fudging of numbers. Driveways work at a level B or better. Northern was originally more narrow, traffic works. Something will happen with Porete Avenue eventually.

Jay Corrigan: Are all questions by professionals addressed?

Intindola: I just them to present when they get permits.

Dan Hauben: I am satisfied.

Ian Doris: No flood hazard?

Dan Hauben: No, it was addressed.

Jay Corrigan: New project so we have concerns.

Ian Doris: Any concerns with Clayton Block?

Norin: No

Jay Corrigan: Any discussion for direct access of Copper Mine Road?

Norin: We are in discussions. We would like to have access but it is private property.

Ian Doris: Sewer calculations provided?

Bohler: We are working and approved by Passaic Valley Sewer.

Ian Doris: Will you meet with the Fire Department regarding location of the hydrants?

Bohler: 2 hydrants on Porete side. Trucks can circulate entire building.

Ian Doris: If more hydrants are needed will you accommodate?

Norin & Bohler: Yes. More than happy to work with them.
We are asking Board to approve with variances and waiver.

Ian Doris: Setback?

Intindola: stays the same. Giving 4 feet public car way.

Norin: We appreciate all of your time.

Jay Corrigan: Do we have a motion to accept?

Introduced by: Tom Maleski (Approved with the understanding of applicant receiving Fire Department Approval)

Seconded by: George Rosko

Roll Call: AYES: Jay Corrigan, Donna Bocchino, Gabe Fiore, John Graci, Jr., Thomas Maleski, George Rosko

VII. Public Comments:

Introduced by: George Rosko

Seconded by: Tom Maleski

Roll Call: AYES: Jay Corrigan, Donna Bocchino, Gabe Fiore, John Graci, Jr., Thomas Maleski, George Rosko

No Public Comments

VIII. Close Public Comments

Introduced by: Jay Corrigan

Seconded by: Tom Maleski

Roll call: AYES: Jay Corrigan, Donna Bocchino, Gabe Fiore, John Graci, Jr., Thomas Maleski, George Rosko

IX. Adjournment

Introduced by: George Rosko

Seconded by: Tom Maleski

Roll call: AYES: Jay Corrigan, Donna Bocchino, Gabe Fiore, John Graci Jr., Thomas Maleski, George Rosko

(The next Planning Board meeting is Monday, October 25, 2021.)

