

Borough of Woodland Park

Planning Board



Passaic County, NJ

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WOODLAND PARK PLANNING BOARD
PLANNING BOARD MINUTES
May 13, 2013

Meeting called to order at 7:35 P.M. by Vice Chairman Tanski.

OPEN PUBLIC MEETING LAW: THIS MEETING IS CALLED TO ORDER PURSUANT TO THE NEW JERSEY PUBLIC MEETING LAW, AND AS STATED IN NOTICES OF THE TIME, PLACE AND DATE PUBLICIZED IN ACCORDANCE WITH THE STATUTE. IT WAS INCLUDED IN A LIST OF MEETINGS FORWARDED TO THE HERALD NEWS AND THE RECORD AS REQUIRED NOTICES. IN ADDITION, THIS LIST HAS BEEN POSTED IN A PUBLIC PLACE BY THE BOROUGH CLERK, AND A COPY OF THIS HAS BEEN FILED IN HIS OFFICE FOR PUBLIC INSPECTION. PROPER NOTICE HAVING BEEN GIVEN, THIS MEETING IS CALLED TO ORDER AND THE CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THE MEETING.

MEMBERS PRESENT: ROBERT BRIGATI, BILL KARP, COUNCILMAN HOLLOWAY, TOM ADAMO, TOM WEBB, SHERRY VAN DYK, MAYOR KAZMARK, ARTHUR MINSKY, STEVEN FAZIO AND KEITH TANSKI

ALSO PRESENT -- JOSEPH WENZEL, BOARD ATTORNEY

FLAG SALUTE

APPROVAL OF MINUTES

A motion to approve minutes of 4/8/13 meeting was made by Mayor Kazmark, second by Mr. Adamo and approved by a vote of 9 – 0.

A motion to approve executive session minutes of 4/8/13 was made by Mr. Karp, second by Councilman Holloway and approved by a vote of 9 – 0.

ORDER OF BUSINESS

DOCKET # 13-05 – AUTOMOTIVE INNOVATIONS (ANDREWS DR., INC.) 25
ANDREWS DR. – BLOCK 122 LOT 1.04 – CERTIFICATE OF OCCUPANCY OVER
5,000 SQ. FT.

Mark Greene, attorney for applicant, stated John Hartog, applicant, was with him tonight. Mr. Hartog was sworn in. He stated they will be leasing a space that is 24,000 sq. ft. at 25 Andrews Dr. They will manufacture car accessories such as seat covers, floor mats and steering wheel covers. They will have lunch room, conference room, bathrooms as part of the space. They will have about 30 employees and they have 50 parking spaces. He expects UPS deliveries. There will be no hazardous materials used in the space.

Mr. Greene said the principal property owner was also present.

Vice Chairman Tanski asked if the deliveries would come in off Andrews Dr. Mr. Hartog said yes. They are a very light manufacturer so they will not have large deliveries.

Mr. Wenzel asked what the hours of operation would be. Mr. Hartog said normal hours, 8 a.m. to 5 p.m. Mr. Wenzel said he did not hear the number of employees and parking spaces. Mr. Hartog said there will be 30 employees and they have 50 parking spaces. Mr. Greene referred to the sketch submitted. Mr. Hartog said the marked area is where they will operate. The other area marked is the parking spaces available to them and the road out to Lackawanna Ave. Mr. Wenzel asked if they would be using Lackawanna Ave. and Andrews Dr. Mr. Hartog said the employees may use Lackawanna but the deliveries are made from Andrews Dr.

Mayor Kazmark asked if the majority of the traffic is on Andrews. The sketch makes it look like they would be using Lackawanna Ave. Mr. Hartog said he wasn't sure but during the time he has visited the site most of the trucks were on Andrews Dr. Mayor Kazmark thought a condition of using Andrews Dr. might be helpful

Ms. Van Dyk asked if they would have a retail space. Mr. Hartog said no it is a wholesale business.

Mr. Brigati asked if there was a fence in the parking lot that blocks off Lackawanna Ave. He asked if the gate would be closed.

Rick Rushton, property owner, was sworn in. He stated the fence was put up for two reasons because one tenant was using too many parking spaces. They will open it up to Mr. Hartog to use during business hours. He pointed out where the fence was located on the sketch. Mr. Hartog said they only get two deliveries a day and he would direct his employees to use Andrews Dr.

PUBLIC OPEN – CLOSED

A motion to approve with conditions that the majority of the traffic would use Andrews Dr. was made by Ms. Van Dyk, second by Mr. Adamo and approved by a vote of 9 – 0.

DOCKET # 13-04 – M. ALLAN & I. DAGHASH – 48 CEDARHURST AVE. – BLOCK 73 LOT 1 – MINOR SUBDIVISION/BULK VARIANCE

Natalie Capano, attorney for applicant, stated they were here for a minor subdivision and bulk variance application.

Maysah Allan, application was sworn in. She stated she lives a 6 Washington Dr. with her husband and 2 children. They own the property located at 48 Cedarhurst Ave. The property is in the Residential C district and there are one & two family homes there. They are seeking to subdivide the property and maintain the one family that is there and build another

home on the other piece of property. She and her family will reside in the new home and family members will occupy the existing home. She has lived in Woodland Park since 1994.

Ms. Capano referred to the Board engineer's letter regarding the drain pipes. Ms. Allan said she did not know about the drainage.

Councilman Holloway asked if the proposed home would be a single family home. Ms. Allan said yes.

Mr. Webb said the plan shows the property to be 10,800 sq. ft. and after the division it shows two lots at 5600 sq. ft. which do not add up to 10,800 sq. ft. Ms. Capano said the professional was not present due to financial reasons. Mr. Murphy, Board engineer, said each lot is 5,400 sq. ft. Mr. Wenzel asked if the split was wrong or the original number was wrong. Mr. Murphy said the lot area shown on the plan is incorrect. The cumulative lot area is 10,800 but the split is wrong. Mr. Webb said he hopes the engineer who drew the plan gets it right and thought the Board should have the drawings reflect what is reality. Ms. Capano said they will also be revising the plans to reflect the board engineer's comments.

Mr. Murphy said he does have a few comments in his letter of 5/7/13. He noted the proposed lot line is right through the middle of the existing driveway and the plans do not note if it will be relocated and an access easement. He noted there are two garages on the plan to be demolished and they should be shown as dash lines. They do not need county approval and they also reference the incorrect board. There is no existing sidewalk along Arcadia and partial sidewalk on Cedarhurst. The topography would prohibit sidewalk on Arcadia but he would recommend a full sidewalk along Cedarhurst. He did observe two different size pipes coming through the side slope on Arcadia. At the time it was not raining and he did not see any active flow. The pipes are not new and have been in place for a long period of time. The applicant reached out to him via e-mail and asked if he knew anything about it but he doesn't he just wanted it to be brought to the Board's attention. He also recommends that a plot plan be submitted for review and approval. Mr. Wenzel asked what his opinion was on the drain pipes. Mr. Murphy said there is no existing drainage along Arcadia Ave. in the vicinity of the property. There did not seem to be any significant erosion and he did not see any soil debris out on the road at the time of inspection. The soil around the pipes looked stable so at this point he does not have an objection to the pipes remaining in place. If there is an issue in the future the applicant should be responsible to address it as part of this record. Mr. Murphy said they should review the variances requested. They require a variance for lot area. The lots are each 5400 sq. ft. where 6000 sq. ft. is required. There is also a variance on both lots for lot depth which is an existing condition of 90' where 100' is required. There are variances on the existing building on the corner lot that are to remain which is 13.94 setback from Cedarhurst where 20' is required and there is a 9.68' setback off of Arcadia where 20' is required. The vacant lot has no improvements so there are no variances required at this time.

Mr. Karp asked about parking for Lot 1.02. Ms. Capano said they will be calling the general contractor for testimony on that.

Ms. Capano said they do have the engineer's report and they have addressed the comments and the revised plan will be submitted.

Frank Lafi, general contractor, was sworn in. He stated he has reviewed the plan and said they will have driveways for both homes. They have moved the driveway for the existing house to the left. The existing driveway will be removed. They will put in a new driveway for the proposed dwelling. Two parking spaces per dwelling unit are required. Mr. Wenzel said there is a wall located on Lot 1.02. He asked if that is a retaining wall. Mr. Lafi said yes and it was about 6' high. Mr. Wenzel asked if that would remain. Mr. Lafi said yes. Mr. Wenzel said it appears there is some type of concrete in front of the existing home and asked if that was accurate. Mr. Lafi said yes. There is no further sidewalk along there.

Ms. Capano asked Mr. Lafi about drainage. He said they could put in a seepage tank on the proposed lot. He has seen the pipes they discussed but he does not know where they are coming from.

Councilman Holloway said his concern would be how long and wide the driveways would be and how many cars you can fit in the driveway. Ms. Capano said they would supply that to the Board. Councilman Holloway asked for clarification of the retaining wall. Ms. Capano agreed to submit information about the wall.

Vice Chairman Tanski asked the dimensions of the proposed home. Mr. Lafi said about 20' X 40' with two floors.

Mr. Wenzel said it appears there are a number of changes that need to be made to the plan and based on those changes the Board would have a better understanding to make a decision on this. Most specifically with the proposed location of the driveways and what they plan on doing with that and obviously addressing the issues brought up by the Board Engineer. Ms. Capano said she has taken detailed notes in order to get them to the engineer to revise the plan for the next hearing. Mr. Murphy asked if they are looking for concept plans showing just the footprint and the location of the driveways for both buildings or grading plans also. Mr. Wenzel said based on the testimony Mr. Murphy just heard about the retaining wall what would be his opinion on the topography in that area. Mr. Murphy said there is obviously significant topography on this property. A lot of times this type of application would just be a conceptual plan showing anticipated footprint and potential location of the driveway and then return and do a topographic survey and determine the elevations. It is his guess that the existing wall would have to be removed and there would have to be all kinds of site grading and drainage improvements but they would be more appropriate at the time of building permit. Mr. Wenzel said it is his impression that it is a conceptual application. Mr. Murphy said a conceptual plan should demonstrate to the Board that the property can be developed in accordance with the Borough Ordinance.

Mr. Webb asked if they would include a sidewalk in front of the vacant property. The applicant said there is an existing sidewalk. Mr. Murphy said there are curb and sidewalk there but he suggested extending it to the entire property. The applicant agreed to add the

sidewalk and it will be added to the plan.

Mayor Kazmark stated that the concern in this area is the parking. The Board does need a level of confidence that there would be adequate off street parking in order to accommodate two dwellings on this property.

PUBLIC OPEN

Phil Sgobba, 58 Cedarhurst Ave., stated he lives next door to the subject property. He said he would wait for the next meeting to voice his comments but right now what he is hearing is they are looking for a subdivision and proposing another single family home. He felt another home would put a strain on the parking in the area. He would like to see the plan showing where the house and the driveway will be. He felt they are losing 3 parking spaces and there is absolutely no parking. He will probably have more comments at the next meeting.

PUBLIC CLOSED

The application will be carried until June 10, 2013 in order to revise the plan and address the engineer's issue. The applicant agreed to waive time restraints.

A motion to enter into Executive Session in order to discuss litigation regarding Docket 12-03 – Diamond Holdings, LLC (Walgreens) was made by Councilman Holloway, second by Ms. Van Dyk. All in favor.

EXECUTIVE SESSION

A motion to adjourn was made by Mayor Kazmark, second by Councilman Holloway. All in favor, meeting adjourned.