

SPECIAL MEETING JUNE 25, 2012

The meeting was called to order by Chairman Peter Kortright at 7:30 p.m. The notice of the Open Public Meetings Law was read.

Roll Call

Present: Chairman Peter Kortright, III, Jim VanKruiningen, Cristina Cutrone, Tom Carney, Vice-Chairman Brent Pohlman, Joseph Mele, Kenesha Braithwaite ABSENT: Deputy Mayor Edward Trawinski, Todd Malkin, Larry Metzger, Joan Fragala

Also present: Board Attorney Thomas Randall, Board Engineer Jeffrey Morris, Board Secretary Cathy Hochkeppel

22-08 Route 208, Block 4904, Lot 1

Andrew Kohut appeared on behalf of the applicant. He indicated it was a minor site plan improving the parking lot.

Daniel LaMoth, Lapaka Associates, 12 Route 17 North, Suite 230, Paramus, was sworn in and qualified as an expert engineer. A colorized version of the site plan was marked as Exhibit A-1. He explained the site plan in detail. There were no changes to the building. The parking lot is being brought into ADA compliance and being enlarged. The building is 40% occupied and they want to attract more tenants. They are proposing a ramp and a second door if it is needed. The applicant is restriping the lot to gain three parking spaces. There will be 329 spaces and currently there are 326 spaces. The impervious coverage is being increased by 1.4% by constructing ADA ramps and this is a benefit rather than a detriment.

Mr. LaMoth stated that they have reviewed the letter of Boswell Engineering. In the area to the south, they have a curb that a car can overhang so they don't believe it is necessary to have wheel stops. They will make the ramp wider. Striping a crosswalk will not be a problem. He stated that they are not proposing new resurfacing but if there are any safety hazards, they will repair it. There are no changes to existing lights. They will have new landscaping on the south side.

Jeffrey Morris stated that after visiting the site and reviewing the matter he agrees that they don't need wheel stops. Joseph Mele asked whether it was a tight maneuver at the back of the building. Mr. LaMoth stated that there is plenty of visibility and not a lot of traffic. Mr. Mele pointed out that two handicapped signs appear to be within the sidewalk. Mr. LaMoth stated that the applicant agrees that the signs would be behind the sidewalk and the speed bump sign will also be relocated.

Chairman Kortright opened the matter to the public and no public wished to be heard.

Jim VanKruiningen moved that the application be approved subject to compliance with the Boswell Engineering review letter excepting the wheel stops and the relocation of the signs as agreed. Brent Pohlman seconded the motion which was unanimously approved. AYES: Chairman Peter Kortright, III, Jim VanKruiningen, Cristina Cutrone, Tom Carney, Vice-Chairman Brent Pohlman, Joseph Mele, Kenesha Braithwaite

Adjournment

Upon motion by Joseph Mele and a second by Kenesha Braithwaite, the meeting was unanimously adjourned at 8:00 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Municipal Housing Liaison/
Land Use Administrator/
Secretary of the Planning Board

CH:mc