

REGULAR MEETING OF JUNE 10, 2013

Chairman Brent Pohlman called the meeting to order at 7:40 p.m.

Roll Call: Amy Hummerstone, Larry Metzger, Peter Kortright, Joan Fragala, Vice Chairman Joseph Mele, Daniel Furphy, Oliver Wilhelm, Amy Lefkowitz, Chairman Brent Pohlman Absent: Deputy Mayor Trawinski

Approval of escrow bills

Upon motion by Joan Fragala and a second by Joseph Mele, the escrow bills were unanimously approved. AYES: Chairman Brent Pohlman, Peter Kortright, III, Vice-Chairman Joseph Mele, Daniel Furphy, Larry Metzger, Joan Fragala, Amy Hummerstone, Oliver Wilhelm, Amy Lefkowitz

Approval of Minutes

Upon motion by Joan Fragala and a second by Joseph Mele, the minutes of the regular meeting of May 13, 2013 were unanimously approved. AYES: Chairman Brent Pohlman, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Peter Kortright, Amy Hummerstone, Amy Lefkowitz, Oliver Wilhelm Abstain: Daniel Furphy

Upon motion by Amy Lefkowitz and a second by Vice-Chairman Joseph Mele, the minutes of the work session of May 13, 2013 were unanimously approved. AYES: Chairman Brent Pohlman, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Peter Kortright, Amy Hummerstone, Amy Lefkowitz, Oliver Wilhelm Abstain: Daniel Furphy

General Public Comment

Eileen Kahn, 360 Owen Avenue, League of Women Voters, asked about the master plan. Chairman Pohlman stated that Mayor Cosgrove had spoken at the League regarding this matter and was there any additional information that she was seeking. Ms. Kahn wanted to know about the public hearings. Chairman Pohlman explained that the goal is to have the public hearings in mid to late fall and they will be separate and apart from the regular meetings. They will be properly noticed and advertised so that the public can participate to the fullest.

As no other public wished to be heard, Chairman Pohlman closed the time for public comment.

Ahmed, Muhammed M., 20-01 Maple Avenue, Block 5828, Lots 30-33, Minor Site Plan (continuation)

Alfred Acquaviva appearing on behalf of the applicant stated he wanted the Board to know that he sent the neighbors a notice of this hearing. He also stated that, from his own personal observation, the trucks have been removed.

Bruce Rigg was reminded he was under oath. He explained that he made some changes that he believes addresses the Board's concerns. They moved the air conditioners, added fencing and bollards. Mr. Ahmed has agreed to replace their fence with a white vinyl fence and they will also have a guiderail. They have relocated the barrier free space. They have additional landscaping in front of the air conditioner along Maple Avenue. Mr. Rigg testified that he believed that this plan addressed the Board's concerns.

Larry Metzger asked about waste and Mr. Ahmed explained that there is not much waste but whatever is discarded is recycled. Mr. Wilhelm asked about parking space number 14 and Mr. Rigg agreed that they could add one foot to that spot to better enable the left hand turn. Peter Kortright asked about the end of the guiderail and was told there will either be an end piece or it will be buried so that there are no edges protruding. Mr. Kortright asked about the landscaping trucks and Mr. Ahmed stated that it was moved yesterday. Mr. Kortright stated he wanted it to be clear that the landscaping truck cannot be parked at the site. Joseph Mele questioned whether it was proper to use the accessible space as a turn around. Mr. Rigg stated that if there is a prohibition against it, he will eliminate a space and create the area for the turn around. Mr. Rigg also explained that the cellar entrance must remain. Amy Hummerstone asked about the garbage and it was explained that there is no dumpster but the area will be enclosed. Mr. Morris was asked about the guiderail and he explained that it is a typical acceptable guiderail. It was also requested that the generator testing be limited to a certain time frame. Engineer Morris suggested noon on Wednesday for no more than one hour. Joan Fragala suggested sensor lighting for the safety of the employees.

Chairman Pohlman opened the matter to the public for questions and comments. No public wished to be heard.

Mr. Aquaviva noted that the applicant listened to the Board and made changes accordingly. He believes it will be an improvement and requested that the Board approve the application.

Chairman Pohlman noted that the conditions included increasing the size of parking spot 14, that the end points of the guiderail would be planted in the ground or have safety caps, that no landscaping vehicles will be parked on the property, the hours of testing the generator would be limited to noon on

Wednesday for no more than one hour, that the exterior lighting be turned off at 11:00 p.m. with the exception of normal household sensor lighting for the employees by the back door. It was also noted that if it is prohibited to use the accessible area as a turn around, a new configuration would be required subject to the Board Engineer's approval. Peter Kortright moved that the application be approved subject to the foregoing and Oliver Wilhelm seconded the motion. AYES: Chairman Brent Pohlman, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Peter Kortright, Amy Hummerstone, Amy Lefkowitz, Oliver Wilhelm, Daniel Furphy

Edward and Frances Bergen; 17-16 River Road; Block 5723; Lots 1 and 5; major site plan

William Soukas appeared on behalf of the applicant. He explained that the applicant wishes to demolish the existing structure and construct two structures that will be a car wash and a quick lube facility. The current condition of the property is poor and this will be an improvement to the property. He noted that there are variances being requested including parking in the front and side yards and sign variances. There is also a question relative to the calculation of parking required. The applicant is proposing 16 parking spaces which should be adequate for this use and the applicant will provide the testimony to that effect.

Edward Bergen, 201 Skyridge Road, Franklin Lakes, was sworn in. He explained that the contract purchasers of the property are his parents. He would be the owner/operator of the business. Mr. Bergen testified that he took photographs of the property two weeks ago. The photographs were marked as Exhibits A-1 through A-10. The photographs depicted the current deplorable conditions of the property. Mr. Bergen testified that he plans on taking the old building down, improving the property and making it beautiful. He explained that the proposed two story building will be the car wash and the second freestanding building will be a detail center where there will be hand waxing, buffing, etc. He stated he wanted it to be the best car wash in Bergen County. It will be a full service 120-foot tunnel that your car will go through and you can watch your car being washed. The process can be speeded up or slowed down. He said the equipment will be top of the line and is relatively silent. Seventy-five percent of the water is reclaimed and the soap is biodegradable so it is an environmentally friendly facility. The other building will be by appointment for small repairs and for detailing. He also explained that he will be using an oil recycling service where they will heat the building in the winter with the recycled oil. He explained that deliveries to the site will be about once a month in box trucks. Hours of operation are 8 a.m. to 6 p.m. Monday through Saturday and to 4 p.m. on Sunday. There will be nine employees who carpool. Larry Metzger asked about the soil and was told that the phase one investigation showed that the property was clean. Mr. Wilhelm asked about parking and Mr. Bergen indicated

that the detail center can hold nine cars in addition to the parking on site. Ms. Lefkowitz asked about the noise and Mr. Bergen explained all the equipment is state-of-the-art so noise will be minimal. Ms. Fragala asked about the oil recycling process, and Mr. Bergen explained it in detail indicating that it was a very clean process.

Chairman Pohlman opened the matter to the public and no public wished to question the witness.

Bruce Rigg was sworn in and qualified as an expert engineer and planner.

The site plan dated April 12, 2013; last revised May 9, 2013 was marked as Exhibit A-11.

Mr. Rigg explained that the current building is setback at 25 feet and they are proposing a 50 feet setback so that there is room in front of the building for the vehicles to dry. He explained the traffic flow. Sheet Elevations (page three) was marked as Exhibit A-12. He explained the elevations on the site and the neighboring property. They can accommodate 22 cars in the queue and there will be a sign indicating the wait time. Mr. Rigg testified that space number one was being removed per the Bergen County Planning Board. Mr. Rigg stated that he did not believe they will need additional parking because there is very little demand to park on the site. He explained why parking should be placed in the front and side yard.

Mr. Rigg testified as to the need for the sign variances. The architectural rendering was marked as Exhibit A-13.

Mr. Rigg also explained the detention system and the storm water runoff. He testified that this will be an improved situation from the current runoff. He added that there will also be a trench drain at the exit that isn't on the plan. Mr. Rigg further explained the placement of the dumpster and trash removal.

Sheet 4 of the site plan was marked as Exhibit A-14(a). He explained the lighting on the site and testified that there will be no spillage onto neighboring properties. The main lighting will go off at 9 p.m. Mr. Rigg also explained that landscaping plan.

Peter Kortright suggested that sidewalks be added. He also suggested that there be curbing to direct the driver to the right. Mr. Kortright also suggested a guide rail and Mr. Rigg agreed. Mr. Mele had some concerns about the access to the trash enclosure. He also asked whether the landscaping in the rear could be increased as it would help resist erosion. Ms. Fragala was concerned about the traffic on the site and Mr. Rigg stated that if he was very busy, they can speed up the process. Mr. Morris asked how many cars would fit in the drying area and was told four or five.

Chairman Pohlman opened the matter to the public.

Don Smartt appeared on behalf of the River Road Improvement Corporation. He reminded the applicant that there are design guidelines in the River Road Master Plan. Mr. Smartt asked about the sidewalk and Mr. Rigg stated that a comment was made and it will be addressed at their next meeting.

It was agreed among the parties that the matter would be carried to the July 8th meeting without further notice.

Adjournment

Upon motion by Joan Fragala and a second by Larry Metzger, the meeting was unanimously adjourned at 10:15 P.M.

Respectfully,

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