

RIDGEFIELD PLANNING BOARD MINUTES
MAY 10, 2011

PRESENT: Chairman Valente
Councilman Jimenez
Mr. Pfaff
Mr. Ganci
Mr. Caminiti
Mr. Quaregna
Mr. Nebbia
Ms. Plasencia
Mr. Riede
Mr. Shim

767 CLARK RESOLUTION

A motion was made by Mr. Caminiti and seconded by Mr. Riede to approve the resolution. The roll was called and the motion carried with Chairman Valente, Mr. Nebbia and Mr. Shim abstaining.

GRAND SUMMIT
711 BROAD AVENUE

Brian Chewcaskie, attorney for the applicant, stated that both an economic impact report and an environmental impact report has been submitted as was requested by the board as well as revised plans including drainage calculations.

Brian Shortino, engineer for the applicant, was sworn. Mr. Shortino stated that the changes that were made due to the board's suggestions from the prior meeting was the positioning of the handicapped spot to the northerly side facing Broad Avenue and some of the landscaping issues to provide screening on the southeast corner of 6 feet and on the southwest corner of 6 feet.

Mr. Shortino stated that the trash enclosure will be screened by a retaining wall and will be accessed through the service area. He stated that the retaining walls will taper from 6 to 7 feet down to one foot six inches.

Mr. Shortino stated that they are in agreement and will comply with all of the board engineer's comments from his May 9, 2011 report except for they do not believe that the trash enclosure requires a variance because it is below grade and is just an accessory structure. Mr. Riede stated that there are 9 cherry trees located on the site and two are supposed to be removed and relocated. He questioned about the safety of the remaining trees on the site. Mr. Shortino stated that they are proposing 34 trees in all. He stated that the parking area is not fully screened due to sight issues and the applicant felt that it would be better to leave it more open but that they are willing to comply with the board engineer's comment to fully screen the parking area. Mr. Arango stated that it is required by ordinance to fully screen the parking area but that he has no objection to a waiver in this regard. Mr. Shortino stated that the White Pines proposed on the north and south sides will be professionally maintained and the needles will be picked up to not affect the grass ground cover. Mr. Shortino stated that they will comply with all of the storm water requirements as referenced in the board engineer's letter. Mr. Riede requested that the environmental commission be able to meet with the builder prior to the commencement of construction and the applicant agreed. Mr. Riede stated that there are 388 replacement trees needed and they are only proposing 34 leaving a balance of 354 trees at \$250.00 a tree adding up to \$88,500.00 that must be placed into the Ridgefield Shade Tree Fund prior to the issuing of any building permits unless they are proposing to plant more trees. Mr. Riede stated that that is per ordinance.

Louis Luglio was sworn. He stated that he contacted NJ DOT and was told that, based on the proposed application, the NJ

DOT would have no turning restrictions on either Grand Avenue or Broad Avenue. Mr. Schettino requested a copy of that in writing. The applicant agreed to provide same. Mr. Luglio testified that the NJ DOT also stated that if the municipality felt that there should be turning restrictions, that they would consider same in their access permit. Mr. Luglio stated that they are proposing that the northern driveway be a right turn in and a right turn out only. He stated that signage would be placed for same. He stated that on the southerly side there would be no restrictions to keep the flow of traffic moving through the parking field.

Mr. Pfaff questioned the impact that the traffic flow would have on the bus stop area at rush hour. Mr. Luglio stated again that he is trying to balance circulation and traffic flow on the site. Mr. Caminiti suggested that he feels that all of the access ways should be right turns only. Mr. Quaregna agreed stating his concerns with respect to the traffic coming on and off of Banta Place. Mr. Nebbia also suggested only right turns. Mr. Luglio stated that he believes that most of the traffic will be dropping off and picking up patrons. Mr. Luglio stated that they will have a left turn into the north driveway and a right turn in and out. He stated that on the southern driveway there would only be a right turn in and a right turn out. Mr. Riede questioned about the parking being sufficient for the size of the project. Mr. Schettino stated that they comply with the parking that is required.

Mr. Luglio stated that they are proposing a 35 square foot sign on Broad Avenue which will require a variance. He testified that they will be removing the wheel stops from the plan and extending the sidewalks to 5 to 6 feet.

The meeting was opened to the public. There were no speakers present.

Mr. Chewcaskie stated that there will be a developer's agreement prepared.

A motion was made by Mr. Caminiti and seconded by Mr. Pfaff to approve the application. The roll was called and the motion carried with Mr. Nebbia abstaining.

BRODERICK FAMILY TRUST
1079 LINDEN AVENUE

Diane Testa, attorney for the applicant, stated that the use variance for this application was granted in December of 2010 by the Board of Adjustment. She stated that since then they have appeared before the board in March of 2011 and are now reappearing to address some of the board's prior concerns.

Vassilios Cocoros was sworn. He testified that they have reduced the footprint of the building from 11,218 square feet to 10,941 square feet. Mr. Cocoros stated that the side yards were increased from 5 ½ feet to 6 ½ feet. He stated that the mezzanine areas were also reduced from 3,548 square feet to 1,362 square feet and that the office space will remain the same at 1,606 square feet.

Mr. Cocoros stated that they initially needed 32 parking spaces and were proposing 23. He testified that, due to the decrease in size of the proposal, 30 parking spaces are now required and they are proposing 25. He stated that they are requesting a waiver for the stall size and the two tandem spaces being proposed at the rear right of the building. Mr. Cocoros stated that they are proposing 9 feet by 18 feet stall sizes with a 27 foot drive aisle. Mr. Arango recommended reducing the drive aisle to 25 feet and make a 20 foot stall against the building. Mr. Arango recommended that the two tandem spaces be dedicated to Unit C at the northeast end of the building.

Mr. Pfaff questioned about the number of overhead doors

being proposed. Mr. Cocoros stated that they are proposing five, four in the front and one in the rear. Mr. Pfaff was concerned about the parking blocking the overhead doors. Mr. Caminiti agreed with Mr. Pfaff's concern and stated that proposing six different uses the way it is presently set up can cause a problem.

Michael Broderick was sworn. Mr. Broderick stated that the purpose for the application was for his father to occupy the office space as well as two bays and that he, himself, will be occupying the rest of the building. He stated that they will agree to eliminate the center door of Unit A, which will reduce the bay doors from five to four. Mr. Arango stated that the parking is sufficient in his opinion for warehousing. Mr. Schettino stated that any other use for this property would have to come back before the board.

Mr. Riede stated that he visited the site with the borough arborist and calculated 117 trees at \$250.00 a tree which will result in \$29,250.00 being submitted to the Ridgefield Shade Tree Fund prior to the issuing of any building permits. Mr. Schettino requested that a report be submitted by the borough arborist stating same.

Mr. Caminiti questioned the necessity of the center bathroom and whether it can be moved next to the other proposed bathroom in the warehouse. Mr. Broderick stated that he would rather not remove that bathroom. Mr. Caminiti stated that if they are proposing three units at this point, the removal of that bathroom should not be a problem.

William Broderick was sworn. He testified that he does not want to be limited to not being able to convert it from a three unit use to a four unit use by the removal of that bathroom. Mr. Pfaff stated that as he is looking at the proposal, even with the removal of the one bay door, he sees the possibility for five units. The applicant agreed to eliminate the bathroom in the right rear of Unit

A and relocating it to the center of Unit A. Mr. Cocoros stated that he agrees with all the comments set forth in the engineer's letter.

A motion was made by Mr. Pfaff and seconded by Ms. Plasencia to approve the application. The roll was called and the motion carried.

VOUCHERS

A motion was made by Mr. Caminiti and seconded by Mr. Pfaff to pay the vouchers. The roll was called and the motion carried.

Whereupon, the meeting was adjourned.

Respectfully Submitted,

Susan Taffaro, Secretary