

PLANNING BOARD MINUTES
FEBRUARY 8, 2011

PRESENT: Chairman Valente
Mayor Suarez
Councilman Jimenez
Mr. Pfaff
Mr. Ganci
Mr. Caminiti
Mr. Quaregna
Mr. Nebbia
Mr. Riede

CROWNE CARTING

Mayor Suarez, before recusing himself from the applications, spoke about the waste transfer station that is being proposed on the other side of the Ridgefield circle. He stated that the site is adjacent to Lowe Paper, which is a part of the redevelopment area. Mayor Suarez stated that he feels the proposal will negatively impact the redevelopment area. He stated that a traffic engineering study should be done to address the number of vehicles that would now be exiting or entering the waste transfer station.

A motion was made by Mayor Suarez and seconded by Mr. Ganci for the board to be in unified opposition to the Crowne Carting proposal in the area that it is being proposed. The roll was called and the motion carried with Mr. Nebbia recusing himself as a BCUA employee.

Mayor Suarez again recommended that a traffic study be done. Richard Arango, the board engineer, recommended Orth Rogers to do same and stated that he will provide the scope of work for same not to exceed \$5,000.00.

A motion was made by Mayor Suarez and seconded by Mr. Caminiti to approve the traffic study for Crowne Carting not to exceed \$5,000.00. The roll was called and the motion carried with Mr. Nebbia recusing himself.

Chairman Valente requested that the planning board members attend the meeting at the BCUA.

Mayor Suarez now departed from the meeting.

GRAND SUMMIT
BLOCK 1601, LOT 2

Brian Chewcaskie, attorney for the applicant, requested that the board deem their application complete and requested to be put on the agenda for the March meeting. Mr. Arango, engineer for the board, asked the board members whether or not they would prefer that an environmental study and a traffic study be done. Mr. Arango explained what is contained in an environmental study.

A motion was made by Mr. Jimenez and seconded by Mr. Riede to have both an environmental study and a traffic study be prepared for this application. Mr. Schettino stated that there does not have to be a roll call because the applicant agreed to provide both studies.

Mr. Nebbia stated that the applicant still owes the Borough of Ridgefield money for their prior application before the Board of Adjustment. Mr. Schettino stated that as part of their current application being deemed complete the applicant would have to pay the outstanding monies owed to the borough.

Ms. Taffaro, secretary to the board, suggested that the board consider having a special meeting for this application due to its significance and so that the agenda does not get backed up. Mr. Chewcaskie agreed to have a special meeting. Mr. Schettino stated that March 22nd would be good for him. The board agreed and the time was set for 7:00. Mr. Pfaff stated that due to the fact that it is not a regularly scheduled meeting and not starting at the same time that he feels that the applicant should renotece.

A motion was made by Councilman Jimenez and seconded by Mr. Riede to approve the special meeting for March 22nd at 7:00 with the applicant having to republish and renotece. The roll was called and the motion carried.

MINUTES

A motion was made by Mr. Riede and seconded by Mr. Ganci to approve the minutes from the December 21st, 2010 meeting. The roll was called and the motion carried with Mr. Nebbia abstaining.

LUPPINO HOMES CONCEPTUAL HEARING
555 EDGEWATER AVENUE/504 STUDIO ROAD
BLOCK 2504, LOTS 17.01, 17.02 & 18

Mr. Sokolich, attorney for the applicant, stated that they had previously proposed 18 or 19 townhouses on this property, which was reduced to 12 and denied before the Board of Adjustment. He stated that his client has worked hard to come up with an alternative proposal. Mr. Schettino stated that they are now proposing a five lot subdivision with residences. He stated that what they are now proposing is without variances, without waivers and complies with RSIS standards. Mr. Sokolich stated that they would also like to revisit the townhouse application that was originally denied. He stated that he would like the board to look at the new townhouse application that has had substantial modifications done to it before starting to go through the five lot subdivision application.

Mr. Sokolich stated that the substantial modifications from the prior application include less units, different ingress/egress and a completely new configuration.

Ms. Barbosa stated that this application has been going on for years. She stated that she feels that it is a disrespect to the taxpayers. Mr. Pfaff stated that the public cannot comment at a conceptual hearing. Chairman Valente stated that there is no burden put on the taxpayers. He stated that the board members are volunteers and the board professionals are paid by the applicants themselves and not the taxpayers.

Steve Collazuol was sworn. He stated that this concept consists of 11 units with the rear yard facing Edgewater Avenue. He stated that they did have a meeting with the County and they stated that they do not intend to make any renovations to Edgewater Avenue. Mr. Sokolich stated that they are not committing to 11 units but they are committing to less than 12. Mr. Collazuol stated that they are relocating the driveway to the eastern side of the site. He stated that the prior applicatin was configured parallel to the northern property line and was designed in an L shape. Mr. Caminiti questioned about parking. Mr. Collazuol stated that they did not have time

to figure out the parking. Mr. Caminiti asked what could be substantially changed if they went back to the L shape. Mr. Sokolich stated that they can possibly adjust the units.

Mr. Quaregna stated that that is a real dangerous intersection because cars are coming down the hill and around a bend and suggested that they consider a turning lane out of the complex to then merge onto Edgewater with no left turns being permitted. Mr. Collazuol stated that there would be no left turns going in or out of the site. Mr. Nebbia stated that he felt that the prior driveway proposed before the Board of Adjustment was satisfactory. The board members stated that they prefer the townhouse proposal in an L shape with the driveway being moved down for a safer means of ingress/egress.

Mr. Schettino stated that the setbacks and the number of units will determine whether or not the applicant is subject to Res Judicata. Mr. Quaregna requested again that there be an acceleration lane that merges into Edgewater Avenue.

Mr. Riede questioned whether the trees in the northwest corner could be saved. The applicant stated that they will try and save as many trees as they can. Mr. Schettino requested that a landscape plan be prepared showing the trees that are being removed and the type of trees that are going to be planted.

Mr. Sokolich requested that he be allowed to refile the townhouse application and, upon doing so, will withdraw the five lot subdivision application. He stated that he will renote. Mr. Arango stated that the application has not yet been deemed complete. He also questioned about retaining walls.

Ms. Barbosa stated that she has a problem with the parking. Mr. Schettino requested that Mr. Sokolich speak with her outside of the board's presence.

ST. MATTHEWS CHURCH CELL PHONE APPLICATION

Mr. Quaregna stated that the cell phone application that was not approved for T-Mobile by the Board of Adjustments but overturned by the

courts has some issues. Mr. Schettino stated that it is the Building Department's job to enforce what was approved by the Board of Adjustment. Chairman Valente stated that there was never a fire inspection performed on that site by the town. Mr. Schettino again reiterated that the planning board has no authority over same. Chairman Valente stated that he is aware that there was also an oil tank found on the property. Mr. Jimenez stated that he would follow up and speak to the borough engineer about the matter.

Whereupon, the deposition was concluded.

Respectfully Submitted,

Susan Taffaro, Secretary