

PLANNING BOARD MINUTES
JUNE 14, 2011

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

Mr. Schettino stated that the planning board needs to approve the adoption of ordinances 2176 and 2177.

A motion was made by Mr. Nebbia and seconded by Mr. Riede to approve the adoption of the ordinances. The roll was called and the motion carried.

Councilman Jimenez stated that he received a letter from the Freeholders stating that they would like to form a flood advisory council for Bergen County and are looking for volunteers. Chairman Valente volunteered to be a part of the council.

GRAND SUMMIT RESOLUTION
711 BROAD AVENUE

A motion was made by Mr. Quaregna and seconded by Mr. Nebbia to approve the resolution. The roll was called and the motion carried.

BRODERICK FAMILY TRUST RESOLUTION
1079 LINDEN AVENUE

A motion was made by Mr. Caminiti and seconded by Councilman Jimenez to approve the resolution. The roll was called and the motion carried with Mr. Quaregna recusing himself.

FEBRUARY 8, 2011 MINUTES

A motion was made by Mr. Riede and seconded by Mr. Caminiti to approve the minutes. The roll was called and the motion carried.

MARCH 8, 2011 MINUTES

A motion was made by Mr. Riede and seconded by Mr. Caminiti to approve the minutes. The roll was called and the motion carried.

VOUCHERS

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

FULL GOSPEL YOUNGSAN CHURCH 1013 VIRGIL AVENUE

Mr. Arango stated that if the applicant agrees to items 1 through 6, the application can be deemed complete. Steven Polinski, attorney for the applicant, stated that they will adopt the standards of the D Zone and that they have no objection to complying with items 1 through 6.

A motion was made by Mr. Caminiti and seconded by Mr. Riede to deem the application complete. The roll was called and the motion carried.

CHOI COMPLETENESS HEARING 841 PROSPECT AVENUE

Mr. Arango stated that if the applicant agrees to items A through F, their application can be deemed complete. Ms. Taffaro informed the board that there is a huge language barrier. The board suggested that Mrs. Choi hire an attorney or use an architect to help her. Mr. Schettino stated that even if the notice is not correct, the board cannot hear the application. Ms. Taffaro informed Ms. Choi that the notice has to be sent out for the July 12th meeting and returned a blank check to her that she had left at borough hall.

LUPPINO HOMES 555 EDGEWATER AVENUE/504 STUDIO ROAD

Mr. Sokolich stated that they are proposing a 12 unit townhouse project and they have elected to bifurcate this project and seek only a use variance and come back again for full blown site plan approval.

Mr. Steven Callazuol, engineer, was sworn. Plans last revised April 28, 2011 were marked as A-1. Plans dated March 29, 2011 were marked as A-2. Mr. Sokolich stated that because the property abuts Edgewater Avenue, which is a county road, the applicant will also have to get approval from the County Planning Board. Mr. Callazuol went briefly through the prior application that was submitted to the board for this site. He stated that the location of the buildings have been moved as well as the entranceway being shifted significantly down from the previous application as well as adding an acceleration lane as the board had suggested. He stated that there will also be no left exiting out of the site.

Mr. Callazuol stated that there will be three buildings constructed, which will make access to the site and internal traffic move smoothly. He stated that there will be garage parking on site and landscaping will be added to the site. Mr. Sokolich stated that they will try to save as many trees as they can and will comply with the Environmental Commission's suggestions and will contribute to the Shade Tree Commission for the trees that are removed. Mr. Callazuol stated that they will comply with all of the board engineer's comments. Mr. Sokolich stated that they will implement a state of the art drainage system on the premises.

Mr. Arango questioned the number of units they are proposing. Mr. Sokolich stated that they are proposing 12 units.

Mr. Riede questioned if they can save the red oak that is located by Unit 1. Mr. Sokolich stated that they will make their best effort to save that tree or, if not, will provide additional plantings or contribute to the Shade Tree Commission.

Mr. Ochab, planner, was sworn. He stated that the property is located in the residential B Zone. He stated that because they are townhouses, the property does not need to be divided into lots. Mr. Ochab stated that they are seeking a D1 Variance. He testified that the property is triangular shaped with a lot of frontage on Edgewater Avenue. He stated that the parking and traffic will be internalized and there is no substantial impact to any neighboring properties.

Mr. Caminiti now departed from the proceedings.

Mr. Riede suggested that they consider putting sidewalks on

Edgewater Avenue. Mr. Sokolich stated that that is a site plan issue that they will address when they come back for site plan approval.

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

A motion was made by Mr. Pfaff and seconded by Mr. Nebbia to approve the use variance. The roll was called and the motion carried.

Mr. Pfaff now departed from the proceedings.

NEW CINGULAR WIRELESS 540 BERGEN BOULEVARD

Judith Fairweather, attorney for the applicant, stated that they are proposing to take an existing antenna site and update it from 3G to 4G. She stated that they are seeking variances for use, front yard setback and height.

Mr. Schettino stated that the board is taking the position that there was no prior approval for the existing antennas on that site since there is no record of same either through the town or AT&T. Mr. Schettino stated that they are going to have to proceed as if there was no prior approval. Ms. Fairweather stated that they are proposing to take down the existing patch antennas and replace them with 6 new antennas.

Mr. Schettino stated that if what is already existing at the site is in excess of \$25,000.00, it needs site plan approval. Mr. Schettino suggested that they may want to proceed with their application and if it gets denied, they are going to have to seek site plan approval for whatever is already existing.

Bernard Morgan, RF expert, was sworn. Propagation map was marked as A-1. Mr. Morgan testified that the purpose of the antennas is to provide reliable coverage for 2G, 3G and 4G.

Mr. Schettino questioned whether they have done a study of the area to see if there are any other locations available to place the antennas. Ms. Fairweather stated that because it is a co-location, they did not do a study. Mr. Schettino stated that if they cannot find the prior approval, they will have to complete one.

Mr. Schettino requested that an additional \$7,500.00 in escrow be submitted for engineering as well as for the board to be able to obtain their own RF expert. Mr. Schettino announced that this application will be heard again at the July 12th meeting.

Mr. Schettino stated that he needs the board's authorization for him to be able to retain a radio frequency expert for this application.

A motion was made by Councilman Jimenez and seconded by Mr. Quaregna to authorize Mr. Schettino to retain an RF expert for the board. The roll was called and the motion carried.

GRAND SUMMIT VOUCHER PREPARATION OF DEVELOPERS AGREEMENT

A motion was made by Councilman Jimenez and seconded by Mr. Riede to approve Mr. Schettino's voucher. The roll was called and the motion carried..

Mr. Riede stated that he now has a report from the arborist relating to 1079 Linden Avenue as was requested and will submit it to the building department for their review.

Whereupon, the meeting was adjourned.

Respectfully submitted,

Susan Taffaro, Secretary