

PLANNING BOARD MINUTES
NOVEMBER 22, 2011

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

VOUCHERS

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

AT&T WIRELESS
540 BERGEN BOULEVARD

Mr. Pfaff recused himself from the application.

Peter Flaum, landlord of the building, was sworn. He stated that one of his patients 14 years ago worked for AT&T and asked if he would be interested in leasing the roof to them for the placement of antennas. He stated that they paid him \$1,000.00 per month and told him that AT&T would be responsible for obtaining all of the proper permits.

Ms. Fairweather stated that it is AT&T's full responsibility to obtain the proper permits through their lease agreement. She stated that they have complied with the signs that were requested by the board to be placed at the site. Chairman Valente stated that the building department should be made aware of the fact that the antennas have been there for the past 14 years with no permits. Ms. Fairweather agreed to waive the 120 day time of decision rule for the board's expert to be able to submit a report.

Bernard Morgan, radiofrequency expert, was sworn. He testified that they are proposing to upgrade the existing antenna site to accommodate 4G coverage. He stated that there are 2 existing antennas that are currently at the site and they are proposing to add two more.

The meeting was opened to the public. Public speakers present were Agnes Ponticorvo and Yahya Sengul and John Ponticorvo. Their concerns consisted of health issues, aesthetic concerns, affecting tenancy in their homes and building illegally.

Mr. Schettino now departed from the proceedings. Mr. Lederer replaced Mr. Schettino.

Ekata Shah, licensed civil engineer, was sworn. She stated that they are proposing to install new equipment in the interior of the building, adding antennas on the northern and southern sides in the front of the building and adding a GPS antenna onto the rear of the building, which is the size of a fist, and remote radio heads.

Peter Tolischus was sworn. He provided testimony with respect to an aerial photograph that was provided to the board pointing out where the existing antennas are and where the proposed antennas will be. He stated that they are seeking variances for both height and abutting a residential property. Ms. Fairweather stated that they will make it aesthetically pleasing.

Mr. Caminiti asked the applicant if they could possibly find another site for the antennas. Mr. Morgan stated that they would have to find another site within a couple of hundred feet from the proposed site. He stated that it will provide coverage for a one half mile in either direction on Bergen Boulevard. Ms. Fairweather stated that they are trying to comply with the borough's ordinance to place antennas on an already existing antenna site.

Mr. Riede stated that the Farber building down the road also abuts a residential area. He questioned whether the GPS device could be placed on the middle of the rooftop as opposed to being placed on the exterior of the building. Ms. Fairweather stated that they could do that.

HASCUP
1005-1013 EDGEWATER AVENUE

Mr. Quaregna recused himself from this application and Mr. Pfaff now reentered the proceedings.

Allison Cassetta, attorney for the applicant, stated that they are seeking amended site plan and amended subdivision approval as well as several bulk variances. She stated that the application was previously approved by the Board of Adjustment in 2009 for both minor subdivision approval and site plan approval for a mixed use development.

Ms. Cassetta stated that she needs to correct the application that was submitted by them due to the fact that they do not need a use variance for same.

Mark Martins, engineer, was sworn. He stated that there are currently five structures on the property and that the garage will be removed. Mr. Martins stated that they are proposing to subdivide between the two existing one story buildings so that each lot will contain a one story structure and a three story structure. The three story structures will comprise the residential factor of the application. He stated that the only real change from the prior approval is changing the orientation and the configuration of the lots and on Lot 4.01 making a one duplex unit into tow units.

Mr. Martins testified that, although 15 parking spots are required and they are proposing 15 parking spots, they are only proposing 5 parking spots on Lot 4.01. He stated that the tenants will have the ability to park in the parking spaces located on the other lot. Ms. Cassetta stated that cross access easements will be provided for both the parking and ingress and egress.

Mr. Martins stated that the trash enclosure will be placed at the northwest corner of the parking area. He stated that they will comply with all the necessary storm water management requirements.

Mr. Arango stated that currently the lot line makes one lot nonconforming and they are proposing to move the lot line west to bring both lots into conformance. He requested that the height on the plans be changed to reflect 35.2 inches instead of 36.9.

Peter Wells, architect, was sworn. Mr. Wells stated that they need the

height variance due to air conditioning equipment that will be placed on the roof. Mr. Arango requested that if air conditioning equipment does not fall under the height requirement that the plans be changed to the 35.2 inches.

Mr. Riede commented that this building is from the 1870s and that he is glad to see that it is being preserved and improved.

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

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

FULL GOSPEL CHURCH
1013 VIRGIL AVENUE

Councilman Jimenez, Mr. Caminiti and Mr. Shim recused themselves from this application.

Mr. Polinski, attorney for the applicant, stated that they are proposing to expand an existing structure by adding a second floor sanctuary and improving the building.

Michael Dipple, engineer, was sworn. He stated that the property slopes from the northeast corner to the southwest corner. He stated that the property is approximately 130 feet wide with one ingress and egress on the site. He testified that the parking area is currently not well defined and is broken up. He stated that currently they could get about 40 to 45 vehicles on site.

Mr. Dipple testified that they are proposing to renovate the first floor and add a second story. He stated that they are proposing 59 parking spaces on the site and 134 parking spaces are required. Mr. Dipple testified that they are proposing new asphalt, new striping, new lighting and new landscaping to improve the premises. He stated that 35 percent minimum landscaped area is required where they are proposing only 19 percent. He stated that they will comply with all storm water management requirements for the site. Mr. Dipple stated that they are proposing six pole mounted lights in the parking area as well as new lighting on the building to provide good illumination on the site. He stated that the concrete wheel stops were

placed to protect the building and the sidewalks. Mr. Arango stated that the placement of the wood guide rail would be to demarcate that there is a slope there.

Chairman Valente questioned about the parking. Mr. Polinski stated that they have permission through a shared parking easement to use 34 or 35 parking spaces at the 725 Grand Avenue site. Mr. Polinski stated that the seating in the sanctuary will be 300.

The meeting was opened to the public. Public speakers present were Jim Jensen, John Roberts and Felix Gonzalez. Their concerns were parking commercial vehicles on the church parking lot, a buffer zone, lighting and parking

Mr. Kim, previously sworn, stated that a company from the 725 Grand Avenue building currently uses the church's parking lot to park their vans overnight. He testified that the church also has permission to use Blackley Funeral Home's parking lot on Sundays for parking. Mr. Quaregna and Chairman Valente both pointed out that Blackley Funeral Home does have services on Sundays. Mr. Kim stated that they were told by the funeral home that if they were going to have a service on a Sunday, they would inform the church beforehand of same. Mr. Quaregna voiced a concern about people having to walk two blocks especially in inclement weather from the funeral home to the church. Mr. Kim stated that the church is considering implementing valet parking. Mr. Kim stated that they will not be renting out any rooms for weddings, et cetera.

Whereupon, the meeting was adjourned.

Respectfully Submitted,

Susan Taffaro, Secretary