

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
FEBRUARY 5, 2009

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, February 5, 2009. Chairman Bischoff opened the meeting at 8:00 PM, and invited Mr. Leins to lead the assembly in the Pledge of Allegiance. In compliance with the Open Public Meetings Act, the clerk has notified all officially published newspapers of this meeting, and notice has been posted in the Municipal Office.

ROLL CALL:

Councilman Steven Bair – Present
 Chairman Jeff Bischoff – Present
 Mr. Tom Callagee - Present
 Ms. Danielle DiPaola – Absent
 Mr. Gary Goursky – Absent
 Mr. Brian Lacey – Present
 Mayor Lou Lamatina – Present
 Mr. Christopher Leins – Present
 Mr. Mark Orecchio – Absent
 Mrs. Germaine Ortiz – Present
 Mr. Gary Schwinder – Present
 Mr. Christopher Martin – Present
 Mrs. Barbara Looney – Present
 Mr. Michael Sartori – Construction / Zoning Officer – Present
 Mr. Paul Niehoff – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on December 4, 2008 by Councilman Bair, seconded by Mayor Lamatina, and carried.

A motion was made to approve the minutes for the meeting held on December 30, 2008 by Mayor Lamatina, seconded by Councilman Bair, and carried.

A motion was made to approve the minutes for the meeting held on January, 26, 2009, as amended, by Mr. Schwinder, seconded by Mayor Lamatina, and carried, with Councilman Bair abstaining.

CORRESPONDENCE:

- Memo from Maser Consulting – dated 1/26/09 – Re: Inserra Supermarkets
- Memo from Beattie Padovano LLC – dated 2/5/09 – Re: Inserra Supermarkets

VOUCHERS:

- \$507.50 – Maser Consulting – Re: 31 Emerson Plaza LLC
- 9.45 – North Jersey Media – The Record – legal ad – 2009 meeting schedule
- 17.96 – North Jersey Media – The Record – legal ad – COAH
- 72.50 – Maser Consulting – Re: Aramian – soil movement

A motion was made to approve these vouchers by Councilman Bair, seconded by Mayor Lamatina, and carried.

REDEVELOPMENT – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution, as amended, by Councilman Bair, seconded by Mayor Lamatina, and carried. Roll call vote as follows:

Mr. Callagee – yes
 Mayor Lamatina – yes
 Councilman Bair – yes

INSERRA SUPERMARKETS – SHOPRITE – NEW APPLICATION:

Mr. John Lamb from the offices of Beattie Padovano was present and is representing the applicant. Proof of service was submitted, reviewed, and deemed complete by Mr. Martin.

Mr. Lamb stated this application is for a facelift and modernization of the shopping center of approximately 1393 square feet – vestibule and passage way that provides access to the rear. The existing liquor will be relocated to the area where Verizon Wireless / Bath Design are currently located – the passage way will be eliminated. During the process, Mr. Inserra decided to add a 4 foot sidewalk along the Main Street side of the building, which would move 40 parking spaces approximately 2 feet. Mr. Lamb stated the plans submitted do not have the existing handicap parking spaces, and feels now is the time for designating these spaces legally.

Mr. Lamb introduced to the Board and the public Mr. Larry Inserra, President of Inserra Supermarkets, who was sworn in by Mr. Martin, and accepted as a witness. Mr. Inserra stated the new owner of the center is very receptive to this improvement, especially since the opening of Stop & Shop, and this improvement is needed. With the relocation of the liquor store, we will have a “free standing” liquor store with an entrance from the supermarket. Improvements to where the existing liquor store is now, will be 2 customer friendly restrooms, seating for customers of the pharmacy, a waiting area for inclement weather, along with cart storage. A new façade and sidewalk, along the side of the building, will make it safer for customers who park on the Main Street side of the center. Mr. Inserra also stated the current handicap parking will be reviewed and brought up to ADA standards. Mayor Lamatina stated he visited the site, and would like to see landscaping &/or trees along the north side of the site on Old Hook Road. Mr. Schwinder would like to see no right turn, from the rear of the building, into the first row closest to the building and some type of barrier around the sidewalk.

The following were entered and marked as exhibits:

- A 1 – Site plan
- A 2 – Site plan with handicap layout
- A 3 – Site plan with handicap compliant and re-striping plan
- A 4 – Vestibule drawing plans
- A 5 – External elevation drawing
- A 6 – Existing photographs
- A 7 – Signage chart
- A 8 – Approval of the Pascack Valley Shopping Center
- A 9 – Schedule of comparison – Shoprite – Pascack Valley Shopping Center
- A10 – Parking analysis
- A11 – Free standing directory sign

At this time, Mr. Lamb introduced to the Board and the public Mr. Wayne Wirth, Vice President of Development for Urstadt Biddle Properties, who was sworn in and accepted as a witness. Mr. Wirth stated his Leasing Department has spoken to the existing tenants, and they are in favor of modernizing the center, and have no problem with the closing up of the passage way to the rear. Most of the customers who patronize the businesses in the rear, don't walk or use the passage way.

Mr. Lamb introduced to the Board and the public Mr. Matthew Greco of McNally Engineering, who gave his credentials, was sworn in by Mr. Martin, and accepted as a witness. Mr. Greco stated he visited the site and prepared the plans submitted – the proposed changes include the vestibule area of approximately 904 square feet, and the walkway / passage way closing that is 6 foot wide and runs the length of the building – approximately 476 square feet. The proposed raised sidewalk and curbing would run the length of the building – 4 foot in width. In order to construct the sidewalk, we had adjust the center line, of the 2 parking rows, and decrease the size of the parking in these rows from 10 x 20 to 10 x 18. Mr. Lamb questioned whether or not some type of barrier could be installed around the sidewalk – Mr. Greco stated it may not be handicap accessible in width, may reduce the space, and he agreed to look into some type of railing. Mr. Greco stated he reviewed Paul Niehoff's report and will amend the plans to show the shopping cart corrals and all parking will be brought up to current ADA standards – we looked to the rear of the building for additional parking, and there is sufficient space for parallel parking near the loading dock – another option could be reducing the size of the parking spaces, least used and on the perimeter of the site to 9 feet. Councilman Bair expressed his concerns with vehicles backing out of the spaces closet to the proposed sidewalk, and pedestrian safety – Mr. Greco stated if we reduced the size of the parking spaces from 10 x 18 to 9 x 18, we would pick up an additional 4 feet. Mr. Lamb stated in the Board's approval for the Stop & Shop, all parking spaces are 9 x 18. Mr. Lacey questioned the number of shopping cart corrals and other cart storage – Mr. Greco stated he feels there is sufficient storage – the corrals are just a location for customers to leave the carts – there not for storage – carts will be stored in the new vestibule area and outside.

Mr. Lamb introduced to the Board and the public Mr. Anthony Guzzo of Guzzo & Guzzo Architects, who gave his credentials, was sworn in by Mr. Martin, and accepted as a witness. Mr. Guzzo referred to the plans with regard to the new vestibule area – 13 x 70 foot glass enclosure area underneath an existing canopy – this will provide protection for customers upon exiting the store. There will be 2 new restrooms located in front of the store, fully ADA compliant, close to the new sales and expanded pharmacy area. The new façade, with arched glass, will enhance the entrance of the store with decorative cornices, posts, columns, and trim work. Mr. Schwinder questioned whether or not the "smokers hut", which looks like a bus shelter, will be removed – Mr. Guzzo stated it will have to be moved in order to do the renovations – Councilman Bair would like the removal of the hut as a condition of an approval. Mr. Lamb questioned Mr. Guzzo regarding signage – Mr. Guzzo stated the existing scripted Shoprite sign will be replaced and larger to compliment the façade – the pharmacy sign will be moved to the right and the liquor store sign will be moved to the new location – the overall increase will be 11 feet. Mr. Lamb distributed a drawing from Butler Sign and introduced to the Board and the public Mr. Christopher Fetchik, of Butler Signs, who gave his credentials, was sworn in by Mr. Martin, and accepted as a witness. Mr. Fetchik stated the proposal is for a monument directory sign – 8 x 13 – on the island off Old Hook Road – the island is approximately 19 feet wide, and we are waiting to speak to the County as to the positioning of the sign and waivers / conditions, if necessary. Mayor Lamatina would like to see the sign centered, and would like the Police Department to review for any recommendations or conditions. Mr. Fetchik stated another location for the monument sign would be at the existing exit on Old Hook Road – would be visible on Old Hook Road in both directions.

Mr. Lamb introduced to the Board and the public Mr. Brian Intindola of Neglia Engineering, who gave his credentials, was sworn in by Mr. Martin, and accepted as a witness. Mr. Intindola stated he worked on other Inserra Supermarket projects in New Milford and Hillsdale – the interior center and Main Street parking areas were well occupied – 299 vehicles (day before the Super

Bowl) and when visited today, the same parking areas had 221 vehicles, with both parking areas having snow piles. Mr. Intindola feels the parking demand is making the parking supply.

A motion was made open public session by Mayor Lamatina, seconded by Mr. Schwinder, and carried.

Ken Hoffman – 61 Emwood Drive – wanted clarification on the freestanding sign and landscaping around the sign – per Mr. Sartori the proposed signage would require 3 variances. Mr. Lamb stated the applicant will comply with any recommendations from the Borough's Shade Tree Commission.

A motion was made to close public session by Mayor Lamatina, seconded by Mrs. Ortiz, and carried.

Mr. Sartori commented on the signs for the remaining tenants – do they meet the existing ordinance and would it be possible to change the older signs to something more modern. Mr. Lamb stated there are no proposals at this time to change the signs – Mr. Fetchik stated we would like to put together a signage package for the tenants, and hope that once the façade is completed, the tenants will upgrade their signage. Mr. Schwinder questioned if there would be any additional lighting, due to the new sidewalk – Mr. Lamb stated no lighting plan has been done.

A motion was made to approve the application, based on the following conditions, by Councilman Bair, seconded by Mayor Lamatina, and carried.

- Revised plans to show the change in parking and parking stall sizes
- Recommendations &/or comments from Borough Engineer, Police & Fire Departments, and Shade Tree Commission

Roll call vote as follows:

Mrs. Ortiz – yes
 Mr. Callagee – yes
 Mr. Schwinder – yes
 Mr. Leins – yes
 Mr. Lacey – yes
 Mayor Lamatina – yes
 Councilman Bair – yes
 Chairman Bischoff – yes

Mr. Lamb thanked the Board for their time and consideration.

ANY BOARD MEMBER:

Mayor Lamatina stated that Arthurs is under contract and he will be meeting with the potential new owners next week. At the last Council meeting, a Resolution was passed to proceed with a RFP (request for proposal) for engineering costs for traffic on Kinderkamack Road and Linwood Avenue.

GOOD AND WELFARE:

A motion was made to open public session by Mr. Lacey, seconded by Mrs. Ortiz, and carried.

Ken Hoffman – 61 Emwood Drive – congratulated new Board members Mr. Leins and Mr. Lacey on their appointments, and wished them the best of luck.

A motion was made to close public session by Mayor Lamatina, seconded by Mr. Schwinder, and carried.

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Callagee, seconded by Mayor Lamatina, and carried.

Respectfully submitted,


Barbara Looney