

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
SEPTEMBER 21, 2006

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, September 21, 2006. Chairman Bair opened the meeting at 8:00 PM, and invited Mrs. Looney 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:

Mr. Robert Adams – Present
Chairman Steven Bair – Present
Mr. Owen Cassidy – Present
Mrs. Marcia DeSalvo – Present
Mr. Gary Goursky – Absent
Mr. Mark Orecchio – Present
Mayor Steven Setteducati – Present
Councilman Brian Todd – Absent
Mr. Mark Madaio – Attorney – Present
Mrs. Barbara Looney – Secretary – Present
Mr. Mike Sartori – Construction / Zoning Officer – Absent – attendance not requested
Mr. Ken Job – Borough Engineer – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on September 7, 2006 by Mr. Cassidy, seconded by Mr. Adams, and carried.

CORRESPONDENCE:

- Memo from Mayor Setteducati – dated 9/8/06 – Re: 9/11 Commemoration
- Memo from Job & Job – dated 9/8/06 – Re: McGuinness / Cullen
- Memo from Sgt. Mottley – dated 9/19/06 – Re: PNC Bank
- Memos from County of Bergen – Department of Planning & Economic Development – dated 9/19/06 and 9/21/06 – Re: PNC Bank
- Tree Management Form – dated 9/20/06 – Re: PNC Bank

VOUCHERS:

- \$ 23.00 – Mark Madaio – Re: Pascack Valley Shopping Center
- 115.00 – Mark Madaio – Re: A & R Builders

A motion was made to approve these vouchers by Mayor Setteducati, seconded by Mr. Adams, and carried.

15 WAKELEE DRIVE CORPORATION – 156 GRAND BOULEVARD – RESOLUTION

After Board review of the Resolution prepared by Mr. Madaio, a motion was made to memorialize the Resolution by Mr. Cassidy, seconded by Mrs. DeSalvo, and carried. Roll call vote as follows:

Mr. Orecchio – yes
 Mayor Setteducati – yes
 Mr. Adams – yes
 Mrs. DeSalvo – yes
 Mr. Cassidy – yes
 Chairman Bair – yes

PNC BANK – 422 OLD HOOK ROAD – NEW APPLICATION

Mr. Jim Lott was present and is representing the applicant. Proof of service was submitted, reviewed, and deemed sufficient by Mr. Madaio.

The following were entered and marked as exhibits:

- A 1 – Boundary and Topographic survey
- A 2 – Rendered version of the site plan
- A 3 – Site plan – 9 pages
- A 4 – Stormwater management report
- A 5 – Traffic impact analysis
- A 6 – Exterior elevations – south
- A 7 – Exterior elevations – north
- A 8 – Photo board of an existing PNC Bank
- A 9 – Architectural floor plan – 3 pages
- A10 – Signage drawing – 5 sheets
- A11 – Board mounted copy of A10
- B 1 – Memo from County of Bergen – dated 9/21/06
- B 2 – Memo from County of Bergen – dated 9/19/06
- B 3 – Memo from Sgt. Rick Mottley – dated 9/19/06
- B 4 – Tree management form – dated 9/20/06

Mr. Lott stated he will be presenting 4 witnesses this evening – Susan Golomb, Director of Retail Development for PNC Bank; Mr. Robert Streker of Bohler Engineering; Mr. Erwin Anders of Atlantic Traffic & Design, and Mr. Ralph Walker of Gensler Associates. Mr. Madaio swore in all of the witnesses.

Mr. Lott advised the Board that the property contains 72,899 square feet and is currently occupied by a restaurant with a residential dwelling located in the rear, within the Retail Commercial Zone; the applicant proposes the demolition of the structures presently on the site and the construction of a retail banking facility with signage.

Mr. Lott introduced Ms. Susan Golomb from PNC Bank who stated the proposed bank would be a full service branch – with 2 ATM's and drive-thru and drive-up windows; number of employees would be 11 – 7 full time and 4 part time; the hours of operation would be Monday thru Friday 8 AM to 6 PM, Saturday 9 AM to 4 PM, and Sunday 11 AM to 3 PM. Mrs. Golomb stated PNC will lease the entire property from the current owner and that PNC will continue with the present parking arrangement of leasing rear parking spaces to several adjacent properties who have a

parking deficiency. Total number of parking spaces for banking purposes will be 30 – 22 for customers and 8 for employees. PNC will enter into a “formal license arrangement” for parking with the adjacent owners, which does not exist today – a total of 71 parking spaces will be leased in the rear.

At this time, Mr. Lott introduced Mr. Robert Streker. Mr. Streker reviewed for the Board the zoning district in which banking is a permitted use; the proposed lot area is 72,899 square feet; lot width is 149.8 feet; lot depth is 483.8 feet; front yard setback off Old Hook Road would be 90.3 feet. Impervious coverage would decrease from 76.18% to 73.96%, and the building coverage would decrease from 13.98% to 5.09%. Two variances would be required – one for a freestanding monument sign of 25 square feet, and for a directional &/or informational signs with blue and white coloring. Mr. Streker briefly reviewed the traffic circulation, which Mr. Anders will discuss later on. With regard to drainage, Mr. Streker stated the property slopes from West to East, and South on Old Hook Road connecting to the County system; the proposed development complies with all the Borough’s site plan standards, including stormwater management. The purpose of the report is to ensure that storm events and controls will drain in accordance with DEP regulations and stormwater management regulations recently adopted by the Borough, with no negative impact to adjoining properties. The rear parking lot will be repaved to include overlay and spot repairs, along with restriping. Lighting onsite will be 7 – 20 foot mounted poles which will turn off one hour after closing – no spillage off the site, and adequate lighting for safety of motorists and pedestrians.

Mr. Lott introduced Mr. Erwin Anders of Atlantic Traffic & Design. Mr. Anders reviewed the proposed traffic layout, and he and Mr. Lott agreed to make an appointment with the Emerson Police Department to discuss their and the County’s concerns for the site, based on the memos received today.

Mr. Ralph Walker of Gensler Associates was introduced to the Board. Mr. Walker stated the proposed building will be certified as a “LEED” building – Leadership in Environmental and Energy Design – the building materials and construction technique will be environmentally friendly and will promote energy conservation. Mr. Walker reviewed the exterior elevations – front, rear, and canopy, along with the façade materials, color of the signage, and the screening of mechanical equipment.

A motion was made to open public session by Mr. Adams, seconded by Mayor Setteducati, and carried with no comments.

A motion was made to close public session by Mrs. DeSalvo, seconded by Mr. Orecchio, and carried.

After Board discussion, Chairman Bair requested the application be continued at our next meeting, and the applicant be prepared to discuss further the lighting in the rear parking area, repaving the entire site, traffic circulation, and leasing &/or easements.

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

ANY BOARD MEMBER:

Chairman Bair referred to Ken Job's memo dated 9/8/06 with regard to the McGuinness / Cullen subdivision and all the open items. Chairman Bair stated he will call Mr. Job to discuss further.

Chairman Bair had the Secretary distribute a draft of the Request for Proposals (RFP's) for the Board's review and recommendations, prepared by Burgis Associates. Mayor Setteducati stated he has spoken to several Mayors from other towns, who agreed that Emerson has clearly stepped forward with regard to Redevelopment. Mayor Setteducati also stated he hopes existing property owners will invest in their properties, and further thanked the Board for the many hours and years of work put into this.

Mayor Setteducati stated that samples of colors for the Senior Housing have been dropped off at the Borough for Board members to choose.

GOOD AND WELFARE:

A motion was made to open public session by Mr. Adams, seconded by Mrs. DeSalvo, and carried, with no comments.

A motion was made to close public session by Mr. Orecchio, seconded by Mr. Adams, and carried.

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Adams, seconded by Mr. Cassidy, and carried.

Respectfully submitted,

Barbara Looney