

Meeting called to order by Secretary Walter-Reger @ 7:30 pm

All saluted the flag & the Presiding Officers Statement was read

Roll Call:

Present: Burden, Moran, Walter-Reger, Forest, Collela, Barnett
Attorney: Donato
Engineer: Cranmer
Absent: Martinelly, Carroll, Betesh, Hemel, Groom

Oath of Office:

Ms. Dena Walter-Reger as Borough Official

Minutes:

A motion was made by Mr. Burden, seconded by Mr. Barnett to approve & adopt the July 19, 2017 meeting minutes. All approved as submitted.

Correspondence: none

Planning Board Business: none

Zoning Board Rep:

Mr. Cranmer gave the Zoning Report:

Quick Check approved 8/2/2017

Capitol Senior Housing, Assisted Living, Patterson Ave/Shrewsbury Ave has started constructed for 85 units.

Sunrise, Assisted Living, Broad St will start construction on 10/1/2017, 85 units.

A motion was made by Mr. Burden, seconded by Mr. Moran to open the meeting to the public for items not on tonight's agenda. All approved.

No public in attendance

A motion was made by Mr. Burden, seconded by Mr. Moran to close the meeting to the public. All approved.

Unfinished Business:

M/M J Senkeleski:

Bl: 30, Lot;

Adoption of Resolution

COA – siding, roof, minor changes

A motion was made by Mr. Morn, seconded by Mr. Burden to adopt & memorialize the Certificate of Appropriateness to M/M J Senkeleski for changes to their home in the historic district as submitted.

Roll Call:

Affirmative: Burden, Walter-Reger

Negative: None

M/M A Thompson

Bl: 28, Lots: 18 & 19

Adoption of Resolution

COA – in ground pool

A motion was made by Mr. Moran, seconded by Mr. Burden to adopt & memorialize the Certificate of Appropriateness to M/M A Thompson for in ground pool in the historic district as submitted.

Roll Call:

Affirmative: Burden, Walter-Reger

Negative: None

New Business:

Champion Commercial:

759 Broad St

Bl: 40, Lot: 15

Comp P/F Site Plan Approval

Ms. Donato announced that she has reviewed service and finds it to be adequate and the board has jurisdiction to hear this matter.

Completeness Hearing:

Mr. Cranmer stated that the applicant is seeking a waiver from the provision of a detailed site plan, the checklist requires certain documents to be submitted as part of the site plan submission, and the improvements are strictly related to building improvements. The applicant has submitted an architectural plans and a site plan. The site plan does not rise to the level of a site plan as required, a waiver is being requested from an engineered document titled Site Plan.

Mr. Cranmer feels that the plan that was submitted contains sufficient degree of information so the board could render a decision. The warrant for site plan rises from the applicants increase in the off street parking inventory, which is necessitated by the expansion of the footprint of the building. The proposal is to expand the size of the building, which requires an additional 7 parking stalls.

Mr. Cranmer explained that there are a number of site constraints which limits their ability to construct any additional parking what so ever. There are wetlands and environmental constraints. They are relying on the architectural plans.

Mr. Cranmer feels that the board can consider and make a decision on the application based on what they see before them. Mr. Cranmer has no objection to the board considering the waiver for site plan submissions, with the condition that if the board feels that certain improvements are warranted, as part of any approval granted, should the board act favorably the applicant may have to submit additional information as part of the resolution compliance.

Mr. Moran asked if the previous site plan covers their needs? Mr. Cranmer stated that the project architect prepared a site plan based on a survey prepared by a Land Surveyor and submitted as part of their application, which indicates on the plan, where the parking arrangement. Architects are licensed in the New Jersey and are able to submit signed site plans, provided they do not depict public improvements or storm water management facilities, and the applicant's does neither of those. The Checklist requires a site plan that shows drainage, topography and they are requesting a waiver from that, and they cannot construct any additional parking due to the wetlands on site, wetland buffer areas on site, and what they have is legal and can remain. If they were to expand it is likely that the DEP would not issue permits for that. Mr. Cranmer clarified that what the applicant is increasing is the requirement of the off- site parking to be provided is based on the square footage of the structure. They are increasing the size of the structure therefore increasing the demand, however, they are unable to be provide it.

Mr. Cranmer explained that since the wetlands were not delineated on the survey or plan, we have to rely on the footprint of disturbance. This site most likely preceded the Fresh Water Wetlands of 1987, it can remain but not expanded, unless they request a Wetlands Delineation and secure the permits from the DEP to expand.

A motion was made by Mr. Moran, seconded by Mr. Burden to deem the application complete and to grant the submission waivers that are being requested by Champion Commercial, with the condition additional information is needed.

Roll Call

Affirmation: Burden, Moran, Walter-Reger, Forest, Collela, Barnett

Negative: None

Public Hearing:

Champion Commercial:

759 Broad St
Bl: 50, Lot: 15

Preliminary/Final Site Plan

Mr. Marc Leckstein, Esq, Little Silver, represents the applicant.

Mr. Leckstein described the application, and explained that there are wetlands behind the property and they will not be expanding into the wetlands area. No expansion of the parking, it will remain as it exists today, which is adequate. The “bump’ out” will give the applicant additional space that they need.

Dr. Karen Marshall, Principal of Champion Commercial, was sworn. Dr. Marshall gave an overview of the existing business. They have been at this location since 1994, 50-70 patients are seen per week and at this point the parking has been adequate for their needs. The parking lot has never be full. The hours of operation is 8:00 am to 6:00 pm, with 2 employees, which they work at separate times. They will not be increasing their parking demand.

Mr. Leckstein presented series of 8 photos that Dr. Marshall described the cramped quarters in the building.

Mr. Leckstein asked if the upstairs apartment is occupied and will not be expanded? Dr. Marshall said no. She also explained that the garbage is collected in cans which are brought out to street, which will not be increased due to the addition.

Mr. Leckstein pointed out that there is an encroachment on the side of their property from Lot: 14 Bicycle Shop. Dr. Marshall said that they weren’t aware of the encroachment is non usable property for them and they have no issue with them using the property.

Mr. Leckstein asked if there will be any change to the lighting? Dr. Marshall said no, they currently have a flood light in the rear and they do get spill over lighting from 5 Guys next door.

Mr. Leckstein explained that if they do change the current sign it will be a conforming sign. Ms. Walter-Reger asked if the laser portion of the business is performed by them? Dr. Marshall explained that they over see it but it is done by another employee. Dr. Marshall explained that both she and her partner are licensed Chiropractors in New Jersey, they do not need a facility license.

Mr. Anthony Condouris, Architect, Rumson NJ was sworn. He was accepted as an expert witness.

Mr. Condouris explained the new proposed landscaping, after a discussion he will reach out to the Shade Tree Commission for review of the plan.

- The total addition will consist of 629 sq. ft to the first floor of the building.
- Front porch will be expanded to the 15' front yard set back
- South side of the building will be increased
- The colonial look of the building will be maintained
- Columns and arches will be maintained on the porch
- Creating additional office space will be created, bathroom area, reception area with a vestibule with an entrance out to the parking lot
- Handicapped ramp on the side will be constructed leading into the new handicapped parking space
- Parking lot will be properly stripped

Mr. Condouris described the outside of the building:

- Siding
- Shutter
- Windows
- Gutters will be split to the front and back, no remediation is necessary
- FAR – Mr. Cranmer explained the FAR .4 allowed, exists .126 – Ordinance requires that you exclude the Freshwater Wetlands as building area, everything to the east was excluded due to the wetlands, which complies @ .32 where .40 is allowed, the building coverage exists 15.9% where 30% is permitted and 22.8% is proposed, which complies.
- Mr. Cranmer asked for the details of the paving section, 9' x 18' & a van accessible handicapped space and add hairpin stripes to parking stalls to be added.
- Mr. Condouris stated that the wetlands will not be encroached or go past the edge of the parking lot, since they are not changing anything on the site.
- Mr. Cranmer feels that a variance would be needed for the location of the sign 2' from the property line where 20' is required, currently exists 5' from the property line, it will be the same size, shape. The sign could be moved further south to avoid a site issue. Mr. Leckstein pointed out that they did notice for any and all other variances if necessary. Mr. Cranmer would like a setback further south of 5' at the corner of the site or 2' – 3' from the building.
- Shade Tree Commission should review the landscaping and Mr. Leckstein

Mr. Dennis Crook, Principal, advised that there isn't any sycamore tree it is proposed.

Mr. Cranmer summarized the sign variance: 5' from property line, or 2' from the building and the sign would comply, and exact location will be determined between Mr. Cranmer and Mr. Condouris.

Mr. Barnett asked about the width of the lot and for fire protection. Mr. Cranmer didn't have any concerns. Mr. Leckstein pointed out that the Fire Official responded with no concerns.

Mr. Cranmer reviewed the existing non-conformities, lot width and height of structure 33' which is not changing, Ms. Donato said no variances should be granted.

Mr. Cranmer indicated that the variance for parking would for a total of 21 spaces where 12 exists and will continue @ 1/100 sq. ft. for medical use.

Mr. Condouris will check with the swing of the doors, for a light occupancy he will advise, and he will comply with Mr. Cranmer's review letter

Mr. Leckstein ask for an approval on the application.

A motion was made by Mr. Moran, seconded by Mr. Burden to open the meeting to the public. All approved.

No comments/questions

A motion was made by Mr. Burden, seconded by Mr. Moran to close the meeting to the public. All approved.

A motion was made by to approve the application of Champion Commercial LLC for preliminary/final site plan approval to allow the construction of 629 sq. ft addition with the following conditions:

- Variance for the existing sign, which will be moved to the south, continuing a set back of 5', the exact location to be determined after a site inspection by the Board Engineer and applicants architect
- Compliance with conditions set forth in Cranmer Engineering Review letter 7/21/2017
- Wetlands will not impact any of the parking lot, no changes are being proposed to the parking lot no changes to what exists today, no expansions, applicant can maintain as to what exists today
- Lot coverage exists at 15.9%, proposed 22.8% where 40% is permitted
- Approval of Shade Tree Commission –

Roll Call:

Affirmative: Burden, Moran, Walter-Reger, Forrest, Collela, Barnet

Negative: None

Resolution 9/20/2017.....

A motion was made by Mr. Collela, seconded by Mr. Burden to adjourn the meeting @ 8:30 pm. All approved....