Minutes

Regular Meeting

January 17, 2019

**CALL TO ORDER @7:40pm** (continued from Re-organization Meeting)

**MINUTES**

Motion made by Comm. Graf, 2nd by Comm. Croop to approve minutes of 4/19/18. Voice vote shows all in favor.

Motion made by Comm. Greenberg, 2nd by Comm. Graf to approve minutes of 12/13/18. Voice vote shows all in favor.

**PENDING APPLICATIONS**

#676 Frank Iattarelli 198 Union Ave Block 5105 Lot 52

#682 Waterview 161, LLC 161 Hamburg Turnpike Block 3012 Lot 1

#683 Kurt Berger & David Pieratos 11 Anna Rose Court Block 2004 Lot 9

All three pending applications are waiting for re-submissions as per board engineer Tom Boorady.

**BILLS**

*Darmofalski* ***–*** ***App #666 Willco $125, App #674 Apkarian $250, App# 680 D-4 Properties $125, mtg attend 12/31/18 $125***

*Brigliadoro –Main Street Redevelopment study $480,* ***App # 675 Tastefully British $128, App # 676 Iattarelli $208***

*North Jersey Media –Legal Ads $39.05*

*NJPO- Membership dues $370*

Motion made by Comm. Greenberg, 2nd by Comm. Steenstra to pay bills as listed. Roll call shows 9-0 in favor.

Motion made by Comm. Croop, 2nd by Comm. Crum to open meeting to public. Voice vote shows all in favor.

Seeing no one coming forward from public,

Motion made by Comm. Steenstra, 2nd by Comm. Crum to close meeting to public. Voice vote shows all in favor.

**WAIVER REQUEST/COMPLETENESS & PUBLIC HEARING**

#675 Tastefully British 163 Union Ave Block 5073 Lot 98

A motion was made by Comm. Graf, 2nd by Comm. Steenstra to grant checklist waivers on the following checklist items: #’s 25, 26, 43, 44 & 45. Voice vote shows all in favor.

A motion was made by Comm. Graf, 2nd by Comm. Croop to deem application #675 conditionally complete. Voice vote shows all in favor.

Board attorney Richard Brigliadoro states that he has reviewed the notice and it is accurate and complete, so the board has jurisdiction to proceed with the application.

The applicant’s attorney, Daniel Steinhagen states that he has two witness this evening, the owner, Scott Maloney and the engineer, Robert Weissman. He gives a brief history of the property and states that the applicant is looking to construct a takeout food stand and also construct a garage where the food and trucks can be stored. The applicant has a pretty robust catering business.

Mr. Brigliadoro swears in both witnesses at this time.

Scott Maloney, owner of the property and business, Tastefully British, 163 Union Avenue and

Bob Weissman, professional engineer and surveyor licensed in the State of NJ and accepted as an expert witness.

Mr. Maloney states that he is a Fish & Chips catering business that specializes in Fundraising. He is proposing a garage to store his trucks and also have an area to prep and package the fish.

Trucks usually leave about 3:00 pm and are back between 8:00 & 9:00 pm. They get deliveries 3 times a week between 6:00 & 9:00 am. Otherwise there is not a lot of activity on site.

He is also proposing a takeout building for the public. He has been testing a food truck on site and it’s been working well, so he would like to replace the food truck with a takeout facility.

There are usually 2 employees per truck. For the take out operation, the hours would be 11:00am to 8:00pm and require 2-3 employees.

Comm. Simoni states that it would be safe to say that approximately 1 dozen people would be on site.

Mr. Maloney confirms that would be the case at peak times. There would be 4 trucks with 2 people per truck and 2-3 employees in takeout building.

He is thinking he might be open 7 days a week, but might make it 6 days.

Comm. Simoni asks if there will refrigeration in the storage facility.

Mr. Maloney responds that the inside facility will probably have a chest freezer, but each truck has its own refrigeration. He also states that there will be no weekend deliveries. Usually a Tuesday and Thursday delivery is enough.

The storage/garage building will have the same look as the Fire Department building, which is down the street. It will be earth tone colors.

The applicant’s attorney passes out picture to give general idea of color.

The photo of the color is marked as exhibit A-1 on 1/17/19. Photo of style of garage and doors marked as exhibit A-2 on 1/17/19.

Mr. Maloney stipulates for the record that he will provide the model of the building which he has already purchased, so that the board can see what the building will look like.

Mr. Steinhagen asks Mr. Maloney to explain to the board members why he is not connecting the two buildings.

Mr. Maloney states that when they laid out the site he wanted to make the takeout building more appealing and did not want to connect them because the steel building isn’t attractive. The takeout building will be esthetically appealing.

Comm. Simoni recommends that the applicant consider putting snow rigs on the garage building.

Mr. Maloney states that it has already been recommended and he stipulates for the record that he will be putting snow rigs on the roof.

Comm. Guinan asks Mr. Maloney why he decided takeout vs. a sit down restaurant.

Mr. Maloney states that he wanted to keep it simple. He saw a really neat style building in Epcot & Disney Springs and decided that is what he would like to do.

Comm. Simoni asks if he thought he would need to expand the outside seating area.

Mr. Maloney states that he does not.

Mr. Brigliadoro states that if this application is approved that the board wants to be sure that the takeout building absolutely be constructed.

Mr. Maloney stipulates on record that it will be built.

Mr. Graf states more to point, that without the takeout building, there is no site.

Comm. Simoni states that what the board is looking for is the takeout building to be the primary structure and the garage to be the accessory structure and the purpose for the accessory structure be for storage of trucks and the prep kitchen.

Comm. Steenstra asks what happens in the prep kitchen.

Mr. Maloney states that there is no cooking in the prep kitchen. There are lots of sinks. The fish is cut here and allocated to its proper facility.

Comm. Graf states that the board engineer’s report is extensive. Have the revision suggestions been made?

Mr. Steinhagen states that they have not.

At this time, Bob Weissman, professional engineer and surveyor, previously sworn in and accepted as expert witness, is asked to come before the board.

Mr. Weissman refers to the site plan and describes the existing conditions and proposed buildings and the area surrounding. The site has adequate parking and meets the requirements. There are 24 parking spaces.

It has been agreed that a portion of existing pavement on the property can be removed and landscaping can be provided to provide buffer.

The deliveries will occur in the garage area and there is plenty of room for maneuvering ability.

A 20’ x 20’ building is proposed 50’ off property line and will house a cook in kitchen with a covered and paved area for seating.

The garage will consist of 3 bays for trucks and will also contain the prep kitchen.

An A/C unit will be located between the takeout building and the garage. This unit will only be for the takeout building. The garage will not have A/C.

Comm. Simoni states that they might want to consider A/C unit for garage, especially for the prep kitchen area.

Mr. Steinhagen states that they will add an extra unit and make it two A/C units instead of one.

Mr. Weissman states that the grading will be done to make a swale so that water does not get into the garage. The grade will go towards Union Avenue. Trench drains will be at entrance to drain system towards Union. Two 1,000 gallon seepage pits are proposed, which will make a slight increase of impervious coverage.

The lighting plan shown will be revised to show lighting closer to parking area. There will be adequate lighting for vehicles and pedestrians.

A plant list is provided to show where the plantings and screenings will be.

Comm. Greenberg states that the plans show a fence along Union Avenue.

Mr. Maloney clarifies that there is no fence, just a wall, which will be removed.

Mr. Weissman states for the record that there is no intent of a fence.

Comm. Greenberg makes a suggestion of the plant material and recommends that Ilex be used in place of boxwoods, they are hardier and not diseased. The boxwoods are all becoming diseased.

Comm. Guinan asks if there is plenty of room to maneuver vehicles on site.

Mr. Weissman and Mr. Steinhagen both confirm that there is plenty of room to back in or pull out. Utility trucks and Garbage trucks will have no problem.

Mr. Weissman states that they are proposing a dumpster in a screened in area.

They will be using the existing utility connection already on site from old restaurant.

The garbage pickup will be provided by a private hauler.

Comm. Simoni concerned about fish smell in dumpsters.

Mr. Maloney states that there is no fish waste, they get loins not whole fish so there is no waste being thrown out on site. All garbage from catering jobs is disposed on catering site.

Comm. Croop asks if cooking oil is recycled.

Mr. Maloney states that a company comes in and pumps oil out of oil container. (Darling Group)

Comm. Graf asks applicant to stipulate that the dumpster area will be covered, screened and maintained.

Mr. Maloney stipulates that for the record.

Board engineer, Tom Boorady asks the applicant to confirm that the fencing will be board on board between buildings and PVC fence around dumpster area.

Mr. Weissman states that neither fencing will be see through.

Mr. Weissman describes the layout of the buildings.

The garage will contain the prep kitchen on the east side of the building. 2 bathrooms are proposed. There will be 3 bay doors and 4 other doors. One door for prep kitchen, one door for public bathroom, one door on dumpster side and one door on other side.

The takeout building will have cedar shake on the outside and a brick fireplace and chimney to hide exhaust.

There will be a sign with the letters TB on the takeout building which will be made of either wood or metal.

Mr. Steinhagen states that there will be a flat area behind the chimney for service access to exhaust.

Mr. Weissman states that the monument sign will be 16 square feet and will be located on Union Avenue. The custom sign will be made of wood.

He also states that there are 3 areas which they will be removing pavement and making buffers.

Comm. Graf asks if the other macadam areas are going to be replaced or repaired.

Mr. Maloney states that the employee parking area is ok, but the other macadam will be replaced.

Comm. Simoni asks if there is any plan to revise waterfall.

Mr. Maloney states that there are no plans to refurbish water falls, but they will do some plantings and make it appealing. He also states that the stairs that currently exist in this area will be blocked off to the public, as well as the little cubby area under the waterfall. This will be closed off for public safety. His goal is to keep public only in the takeout area.

Comm. Croop stated that he saw a proposed color rendition of the takeout building and it looked great.

At this time, Tom Boorady goes through his report and gives update of checklist items.

Mr. Weissman provides the board with a site distance plan dated 6/6/18 latest revision date 8/1/18, marked as exhibit A-3 on 1/17/19. He states that there is more than adequate distance. It was approved by the county. He will send a copy to Mr. Boorady.

Comm. Ollenschleger asks if the 4 parking spaces adjacent to the garage are just for employee parking.

Mr. Weissman states that they could be available to patrons if needed.

Comm. Ollenschleger asks that the applicant stipulate that these 4 spaces be for employee parking only.

Mr. Steinhagen states that they will accept that condition and will make those 4 spaces employee parking only.

At this time a Motion is made by Comm. Greenberg, 2nd by Comm. Steenstra, to open meeting to the public for questions and comments on application #675. Voice vote shows all in favor.

**PUBLIC**

Jeffrey Stokem, 167 Union Avenue, Bloomingdale, is sworn in.

Mr. Stokem state that he lives next door to Mr. Maloney’s property. He is in support of Scott and the application that is before the board. He states that the board needs to take into consideration the significant improvement this will make to the property.

Seeing no other public, a motion is made by Comm. Greenberg, 2nd by Comm. Crum to close meeting to public for questions and comments on application #675. Voice vote shows all in favor.

At this time it is decided that since there are multiple revisions that need to be made, the applicant’s attorney Mr. Steinhagen, asks the board to carry notice to the February 20th meeting, and they will do their best to get revisions to the board engineer and secretary by February 8th.

He also states that they listened to and appreciate all the boards’ comments and hope to take formal action at the next meeting.

Mr. Brigliadoro makes proclamation to public that this matter be continued to February 20th regular meeting of the Bloomingdale Planning Board. The board provides the extension of time and no additional notice is required.

**ADJOURNMENT**

Motion made by Comm. Ollenschleger, 2nd by Comm. Crum to adjourn meeting at 9:51pm.

Respectfully submitted,

Barbara Neinstedt, Secretary

Bloomingdale Planning Board