

MINUTES OF THE NOVEMBER 4, 2014 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Alter, E. Lichtstein, M. Kates, L. Calabria, F. Franco, J. Miano  
J. Traudt, Z. Horvath

MEMBERS ABSENT: M. Giancarlo, Councilman T. Kelley, Mayor M. Arnowitz

EMPLOYEES PRESENT: Nylema Nabbie, Esq., Board Attorney  
Christopher Statile, P.E., Board Engineer  
Caitlin Chadwick, Acting Deputy Secretary

Chairwoman Calabria called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:39pm.

OPEN TO PUBLIC (for matters not on the Agenda):

As no one wished to speak, the meeting was closed to the public.

MINUTES:

The *October 28, 2014* meeting minutes were approved by the Board.

BILLS:

Invoices from the Board Attorney were approved by the Board for payment.

Invoices No. 417.011, 417.012 and 417.013 from the Board Engineer were approved by the Board for payment.

At this time, the Chairwoman notified the Board that there would be a scheduling issue with K & M Hillsdale LLC's application as their attorney, Bob Maloof is not available on November 25 and is out of the country in January and February. The Board discussed the need for public notice within 200 ft. as a Minor Subdivision. The Board decided notice should be sent and the application will be heard on December 3<sup>rd</sup>. The Board attorney will speak with Saddlewood Properties' attorney Allen Bell, Esq. to adjourn that application from Dec. 3<sup>rd</sup> to a later meeting.

PUBLIC HEARINGS:

*PZ-11-14; Bergen TDC1, LLC; Tide Dry Cleaners; Block 1306, Lots 1 & 11; 2 & 16 Broadway  
Preliminary & final major site plan application with conditional use & bulk variances for new  
dry cleaners*

Counsel for the Applicant – Gail Price, Esq.

Ms. Price began by explaining to the Board the background of this application, including the applicant's need for a 'd-3' use variance, and c-bulk variance. The first witness called was Tom Collins of Procter and Gamble, the franchiser of Tide Dry Cleaners. Mr. Collins presented a short video about the "Green Earth" dry-cleaning process that the applicant will use marked **Exhibit A-1**. The proposed dry cleaners will have valet service for customers to drop-off and pick-up clothing from their cars under a new canopy extension to the existing building. Although any dry cleaning

facility could use the Green Earth cleaning product, Tide Dry Cleaners will be built to only allow the use of the Green Earth cleaning system. The dry cleaners would be open on weekends, from 9am-5pm on Saturdays and 9am-3pm on Sundays. In addition, Tide will have a drop box available 24-hours a day, which operates similarly to an ATM where you use a swipe card or code to access your clothing account. It will be completely unmanned. Cleaning supplies would be delivered to Tide via UPS or Fed Ex about once a month, thus eliminating the need for large delivery trucks. Tide would employ 30 people in total, with 10 employees working at any given time. Tide will recycle 99.98% of the cleaning fluid used, and dispose of resulting residue via a specialty waste collection company.

Mr. Alter asked if there is any scientific proof that the Green Earth solvent is safe for the environment. Mr. Collins responded that it has been proven by scientists in Canada. Mr. Alter asked what Tide will do with the material that cannot be recycled. Mr. Collins responded that Tide has all leftover waste picked up and transported off site, about once or twice a month. Before it gets picked up, it is stored in a hazmat-type container and retained in a storage area inside the building. According to Mr. Collins, the waste being stored in these containers is just a minor amount of silicone waste.

The Board was concerned about potential noise coming from the building interior. Mr. Collins explained that if any noise is heard at all, it will sound like a washer or dryer that can be found in residents' homes. There will only be one 60-pound dryer on site and there will not be any odor outside of the building. One commercial dryer is needed because most garments will be pressed wet, and very little amounts of clothing would necessitate use of the dryer. Members of the Board were concerned about Bergen County Blue Laws (Sunday closure) and Ms. Price said she didn't believe it was relevant here, but she would follow up on it. Ms. Price stated that she has made Mr. Collins familiar with the New Jersey Noise Control Act. There will be no speakers or microphones on site. Lights will be turned down off-peak and/or use house-side shielding, however full lighting along the south sidewalk is required to the building entrance. The canopy over the valet extends to shield cars against inclement weather and multiple cars can be serviced at one time by approximately three employees.

Currently, only one similar facility was approved in Summit, NJ.

The meeting was opened to the public. George Carter of 116 Lawrence Street voiced concerns regarding the air conditioning unit noise, the location of the 24-hr. kiosk, and how many lanes the drive thru valet would have. In response, Mr. Collins stated they are reducing the tonnage of air conditioning to 10-15 tons and stated the kiosk will be at the main entrance on the south side of the building away from residences. The drive thru will have two side-by-side lanes.

Debbie Carter of 116 Lawrence Street voiced concerns that Mr. Collins responded to. Jed Blatsburg of 105 Lawrence Street asked why Tide is using hazmat-type containers to store waste if the waste is non-toxic. Mr. Collins replied that it's a precautionary step Tide/Procter and Gamble takes.

Colleen Murkel of 93 Lawrence Street asked how high the canopy will be in relation to the rest of the building. Ms. Price stated that the question is better suited by her architect witness.

Ron Merkel of 93 Lawrence Street asked if Tide is accepting dry cleaning from large businesses, or having commercial accounts. Mr. Collins replied no. Additional concerns were raised regarding the close proximity of dry cleaning building to residential structures. Tide will be 100 ft. from the closest residential structure. Tide is leasing the property, not purchasing it.

At this time, the Chairwoman spoke to Greg Paster, Esq. Counsel for William Doody, the other scheduled applicant for the evening's meeting. Chairwoman Calabria asked Mr. Paster if his client would agree to appearing before the Board another evening. Chairwoman Calabria offered to reschedule Mr. Doody's application for the meeting of November 25. Mr. Paster stated that the applicant waives the statutory time frame for the Board to act and Board Attorney Nabbie formally announced that Mr. Doody's application will be heard on November 25 and there will be no further notice regarding this application.

The second witness for the Tide application, David DelleDonne, R.A. of the Dietz Partnership, was sworn in. The architectural plans he designed were marked **Exhibit A-2**. Mr. DelleDonne reviewed the architectural plans, discussing visual elevations and the color schemes of the building. Signage at the Tide Dry Cleaners site was also discussed, and the applicant agreed to remove the proposed rear "Drive Thru" wall sign, and the four underhanging signs below the canopy.

Ms. Price referenced Board Engineer Statile's review letter. The review letter listed various items that the applicant needed to address. As the applicant already agreed to reduce signage, several items from the review were eliminated. The remaining items that still needed to be addressed by the applicant were part of Item #2, and reducing Item #4 from 3 to 2; part of Item #6 was also still relevant.

Lighting on the site was again discussed. Mr. DelleDonne stated that there will be security lighting on site, but the canopy lighting will be flush, and not have any spillage beyond the canopy. The canopy lights will be off one hour after closing. Ms. Traudt asked Mr. DelleDonne to provide colored rendering of the architectural plans to the Board in light of the Tide orange awnings and tower roof cap.

At 9:37pm, the Board took a brief recess. At 9:50pm the Board resumed the hearing. Mr. DelleDonne showed the Board a photo of another Tide Dry Cleaners facility in order to accommodate the need to see the color schemes of the building. The photograph showed an orange awning in the front of the building. Mr. Alter noted that the orange color in the photograph was a bit muted from Tide's signature orange color. Additional photos showing the orange color were then provided to the Board and marked **Exhibit A-4**.

The meeting was opened to the public. Mr. Carter asked the witness questions on the awning and lighting. Mr. DelleDonne stated that the light source will be flush-mounted LED lighting and you cannot see the light source. Ms. Carter then asked if the Board could make it a condition of approval that the lights will be dimmed at night. The Board agreed. Tide will provide the Board with a marked plan showing what lights will remain on all night. Mr. Carter, Ms. Merkel, and Mr. Merkel asked additional questions of Mr. DelleDonne who responded to their concerns. Questioning the witness was closed to the public.

Ms. Price has two other witnesses to testify: the site engineer and the planner. The Board asked that anticipated traffic information also be provided at the next meeting.

The Tide Dry Cleaners application was carried to the December 3<sup>rd</sup> meeting, which will **begin at 7:00 pm**. Acting Board Deputy Secretary will provide the required notice for the early time change. The applicant waived all statutory time frames for the Board to act until December 3<sup>rd</sup>, and the public will not receive further notice regarding this application.

The meeting was adjourned at 10:40pm.

Respectfully submitted,

Caitlin Chadwick  
Acting Deputy Secretary

CC/cps  
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