

MINUTES OF THE MARCH 12, 2014 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Alter, E. Lichtstein, M. Kates, M. Giancarlo, L. Calabria, F. Franco,  
J. Miano, J. Traudt, Z. Horvath, Councilman Kelly, Mayor Arnowitz

MEMBERS ABSENT: None

EMPLOYEES PRESENT: Nylema Nabbie, Esq. Board Attorney  
Christopher Statile, P.E., Board Engineer

Chairwoman Calabria called the meeting at to order at 7:35 pm with a reading of the Open Public Meetings Statement.

OPEN TO PUBLIC:

One member of the public spoke on the need for timely submissions of exhibits presented by applicants to afford the public the opportunity to review same before public meetings.

He continued with the suggestion that the Borough move forward with acquiring the Harold Walsky/Harold Square property, (currently before the Board for Site Plan Approval), with County Open Space funds. As this was a Governing Body matter, he was referred to speaking with them.

He next suggested that the north end of Hazelwood Avenue be fenced off for additional parking for the Library since the land across the street had been acquired for Open Space. Again, as this was a Governing Body/Library Board matter, he was referred to speaking with them.

As no one further wished to speak, the open session was closed to public.

MINUTES:

The *February 25, 2014* minutes were approved by the Board.

RESOLUTIONS:

*Resolution 2014-04* for the 2014 reorganization of the Planning Board was approved.

PAYMENT OF BILLS

Invoices for March 3, 2014 from Board Attorney were approved.

PUBLIC HEARINGS:

*PZ- 10-13, Inserra Supermarkets, Inc.: Applicant  
Crossroads – Broadway Associates, LLC: Owner  
Block 1007, Lots 13-16; Broadway and Coles Crossing Rd.*

*Major Site Plan application with “c” or bulk variances to construct a new commercial building.*

*Continuation of Public Hearing*

Counsel for the Applicant – John Lamb, Esq.

Counsel for the applicant opened with a brief review of changes to the site plan from the last public hearing.

The first witness was Building Architect Thomas Ashbahian, RA who prepared the plans, testified as to his revisions. These included:

- Relocating the proposed building easterly 5.9 ft to accommodate a new rear access sidewalk and stairway.
- Added a roof ladder from the rear sidewalks for fire department access.
- Ornamental-style lights on the building walls.

The Board Engineer asked that roof AC units be shielded from the roadway, which the applicant concurred.

The Board asked if the front sidewalk could be widened above 4 ft. as the rear sidewalk was proposed as 5 ft. wide. The architect referred the question to the next witness.

The Board Engineer read the four referrals submitted from the Bd. of Health, Bd. of Education, Zoning Official, and Recreation Department. The Zoning Clerk was concerned about changes in use of the proposed liquor store which may trigger additional parking. The applicant agreed to return to the Board to amend the Site Plan approval if the intensity of use changes with an occupancy change.

There being no questions of the witness from the public, Mr. Lamb introduced witness Steven Napolitano, PE who prepared the Site Plans. He reviewed revisions to his plans which included:

- Reduction in number of parking spaces per the Board’s recommendations.
- Relocation of the building easterly.
- Additional lights at the driveways.
- Minor curb line changes.
- Amended stormwater management system for reduced impervious area.
- Monument versus free-standing post sign – Board’s choice
- Briefly reviewed changes to the Landscape Plan **Exhibit A-7**
- Provided Water Quality Device Certification of NJDEP approval **Exhibit A-8**

The Board members asked a number of general questions on the site plans. Most importantly, the Board members were concerned with protection to the front of the building and front sidewalk, via the use of steel bollards or planters. After considerable deliberation, most members of the Board and applicant agreed to install bollards at each doorway to the building and to strengthen the masonry wall along the front of the building.

The site engineer will provide more width to the front sidewalk, but narrowing the planted area along Broadway, thus keeping the parking area the same width.

There were no questions of the witness from the public.

The next witness was Albert Demarch, CLA, the project landscape architect. He testified to **Exhibit A-7**, the Landscape Plans which he prepared. He reviewed the trees and pines selected, plan revisions, and discussed comments in the Hillsdale Environmental Commission's report of January 19, 2104 provided this evening. He indicated that the plans were deficient by 46 trees, and that deficiency will be made up with additional evergreens along the dumpster and by increasing the caliper size of the trees. Board members asked questions related to tree selection, density, and location.

There were no questions of the witness from the public.

The next witness was Jay Troutman, Jr. PE, the traffic engineer for the application. He submitted a traffic investigation report date October 18, 2013 he prepared marked as **Exhibit A-9**. He testified that:

- The reduction in parking spaces (79 to 56) was appropriate for the proposed uses and consistent with published transportation guidelines.
- The Level of Service for Broadway/driveway turning movements was acceptable based on traffic counts taken in May 2013.
- Internal delivery truck movements were satisfactory and unaffected by the revisions.
- The driveways proposed opposite the Shop Rite's driveways were acceptable.

The board asked about truck deliveries to the site and delivery truck parking. Although a delivery parking space was provided, trucks would probably stand in front of the building at the different retail uses. Mr. Lamb asked that a representative of Shop Rite provide delivery details.

There were no questions of the witness from the public.

The next witness was Mr. Pagano (previously swore), a General Manger of Shop Rite. He testified that only box trucks would be making deliveries to the site versus tractor trailers, and that they would briefly stand in front of the retail center. The largest truck would be the size of a soda/beer delivery truck, which would use the delivery parking space. No Shop Rite trailers would be making deliveries to the site.

The Board Engineer said that the Board is not sanctioning or approving deliveries made from the Fire Zone along the front of the building, and that an approved truck delivery space had been provided on the plans.

Mr. Pagano stipulated deliveries would be made between 7AM to 10AM to avoid conflicts the retail center hours.

There were no questions of the witness from the public.

At this time Mr. Lamb confirmed that all time extensions were previously granted to the Board.

The Board Chairwoman then polled the Board to determine which exterior sign was appropriate. The Board agreed to the ground monument sign.

At this time, the Board Attorney reviewed all of the stipulations and conditions agreed to by the applicant. She also confirmed what variances were being sought.

The application was for Preliminary and Final Site Plan approval with a consolidation of tax lots to one tract. Variances for parking and for the monument sign are required. A waiver for submission of a full Environmental Impact report was also sought.

By majority vote of the Board, the Board Attorney will prepare an affirmative Memorizing Resolution for the Board's consideration for approval. Chairwoman Calabria abstained because of a potential conflict of interest.

The Board then went into Closed Session to discuss 40:55D-68, nonconforming structures and uses.

The Board returned from Closed Session and the Board Attorney gave a summary of the discussions for the public.

The Board meeting was adjourned at 11:30 PM.

Respectfully submitted,

Christopher P. Statile, P.E.  
Board Engineer