

**PEQUANNOCK TOWNSHIP
PLANNING BOARD**

**JUNE 18, 2018
REGULAR MEETING**

MEETING CONVENED:

7:00 PM

MEMBERS PRESENT:

Cascone, Fitamant, Mauriello, Winterfield, Vanderhoff, Driesse, Imfeld, Vitcavich, Mulhall, Hardaker and Phelan. Also present, Richard Briigliodoro, Esquire, Board Attorney.

MEMBERS ABSENT:

MEMBERS EXCUSED:

NOTICE:

Chairman Driesse stated that the requirements of the Sunshine Law had been complied with by posting the required notice on the Bulletin Board, posting same with the Township Clerk and sending it to the Suburban Trends and Daily Record on June 14, 2018.

PERSONAL REPRESENTATION:

Chairman Driesse asked if there was anyone present not listed on the agenda for this meeting who wished to be heard. No one came forward.

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RESOLUTION:

Uppal Fuel, LLC, 447 Newark Pompton Turnpike, Block 2406, Lot 18

MOTION by Vanderhoff, second by Mauriello, to approve the resolution as submitted. Yes votes from Mauriello, Vanderhoff, Imfeld, Vitcavich, Mulhall and Hardaker. Motion Carried. *No Vote*

Zuta/Albanian Social Club, 455 Route 23, Block 2008, Lot 12

MOTION by Imfeld, second by Vanderhoff, to approve the resolution as submitted. Yes votes Mauriello, Vanderhoff, Imfeld, Vitcavich, Mulhall and Hardaker. Motion Carried.

SIGN:

PM Pediatrics Specialized Urgent Care, 562 Route 23, Block 602, Lot 14

Sign approval

Bruce Rosenberg, Esquire, represented the applicant. Mr. Rosenberg stated that the applicant is proposing a sign at 91 square feet where the Township Planner stated they are only allowed 68.75 square feet.

Alfred Puig, representative of the sign company, Northstar Signs, sworn.

Mr. Puig stated that previously Mattress firm resided in the storefront now occupied by PM Pediatrics and they received approval for a 65 square foot sign.

Marked As **Exhibit A-1** – Mattress Firm façade signage

Mr. Puig stated that there is 17 square feet of dead space on the proposed signage and if they eliminated the 17 square feet they would be at 64 square feet, which would be permitted by Township Code.

Steve Lydon, Planner for the applicant, sworn.

Mr. Lydon stated that the shopping center is 75 feet from the right-of-way. Mr. Lydon stated that because of the location of the entrance into the shopping center it is justified to have a larger sign for visibility and safety reasons. Mr. Lydon felt that there would be no detriment to the public good to approve the increase in signage for the Pediatric Center.

Mr. Imfeld had a question with regard to the square footages represented in Exhibit A-1. Ms. Hartmann explained to the Board how she configured the 68.75 square foot allowance for the sign. Mr. Puig explained that if they were to remove the brand itself they would be within the

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allowable square footage.

Motion to open the meeting to the public. All in favor. Motion Carried.
No one came forward from the public.

Motion to close the meeting to the public. All in favor. Motion Carried.

The Board deliberated.

MOTION by Cascone, second by Winterfield to approve the sign application allowing 87.2 square feet of sign area. Yes votes from Cascone, Winterfield, Mauriello, Vanderhoff, Fitamant, Driesse, Imfeld, Vitcavich and Phelan. Motion Carried.

Chase Bank, 600-602 Newark Pompton Turnpike, Block 1411, Lots 3 & 8
Site Plan, Bulk Variance, Sign Application

Peter McArthur, Esquire, represented the applicant.

Mr. McArthur stated the application is to demolish existing structures on the site and construct a bank. Mr. McArthur stated that since the workshop the plans have changed to represent 26 parking spaces and two drive-thru lanes, reduces impervious coverage and introduce a rain garden. Mr. McArthur stated that they have a report from Mr. Golden stating that the applicant provided a revised layout drainage and lighting design based on the findings in the workshop meeting. Mr. McArthur stated that Mr. Golden was satisfied with the revisions made to the original plan. Mr. Golden stated in his report that if the Board approved the site plan he would like 30 days to review all revisions to the site and the applicant agreed to that. Mr. McArthur stated the applicant is seeking variance relief from signage and loading zone. The applicant is proposing three signs, where two are permitted. The applicant is asking for a variance from time limit regulations on sign lighting. Our ordinance states signs should be turned off between 11 pm and 6 am. Ms. Hartmann stated in her review that the width of the driveway aisle from Newark Pompton Turnpike has to be widened. Mr. McArthur stated they would comply with Ms. Hartmann's request.

James Kinoshian, Site Engineer, sworn.

Mr. Kinoshian stated that all existing buildings at Jones Hardware encroach into the required setbacks for the property which inhibited the County from properly designing the current intersection. At present there is no vehicular access to the property. Architectural plans have been worked out with the historic committee, along with the County.

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Marked as **Exhibit A-1** – colorized version of the site plan
Marked as **Exhibit A-2** – colored rendering of the Chase Bank

The bank will be 3,470 square feet with a walkup ATM in the rear vestibule. There will also be a drive-thru ATM with a possible second ATM machine for the future. There will be 26 parking spaces. There will be a six foot high vinyl fence located along the property line between their property and the Shell Gas Station. The building will be located within all the required setbacks. Removing the existing buildings along the public sidewalk will allow the intersection to be redesigned to adhere to the County's desire for a 50 foot radius. The applicant will include a community node with brick pavers, seating and plantings. There will now be 26 parking spaces therefore eliminating 3 spaces thereby reducing the impervious coverage. Elimination of those three parking spaces will allow for a rain garden which will benefit the site with regard to the stormwater management requirements. The rain garden will collect all of the runoff from the parking lot. Rain water from the roof and canopy will be discharged into the County drainage system.

The curb line along Newark Pompton Turnpike will be aligned with the northern neighbors curb line running parallel along the roadway. Bike racks will be installed along the southeastern corner of the building. The lighting on site will mimic the street lights along the Newark Pompton Turnpike. The applicant proposes to use LED lighting which will control the distribution of the illumination, which will be reduced to 20 footcandles on the canopy and 5 to 10 footcandles on the light poles in the parking lot. A variance for footcandles along the rear parking lot of 2.3 footcandles, where .025 is required, will be sought.

The bank will be open Monday through Friday from 8:30 am to 6 pm and Saturday from 9 am to 2 pm. There will be no bank hours on Sunday. There will be 8 offices on the interior of the building which will service private clients. There will be between 8 and 12 employee staff. Given the sensitive nature of all the trash it will be shredded inside the facility and kept indoors and removed by a private refuse company every day. There will not be a loading zone. Chase has agreed to allow the parking lot to be utilized by the public after banking hours.

There will be two 20.7 square foot wall signs one in the front and one in the rear of the building, which will be compliant with the Township ordinance. There will be a monument sign 13.4 square feet perpendicular to the roadway, which is also compliant with the Township ordinance. A variance is requested for three signs on site where only two are permitted. A variance is required for location of the freestanding sign where there is a 25 foot setback from the property line for the freestanding sign where 30 feet is required. All signage will be illuminated throughout the evening because of the ATM and walkup.

Mr. Kinasian addressed Ms. Hartmann's review letter regarding off street loading. Mr. Kinasian stated that there would be no off street loading and that it wasn't necessary to have a loading dock. There was discussion regarding Ms. Hartmann's issues with lighting of the parking lot. Mr. Kinasian stated that the State of New Jersey regulates lighting surrounding ATM machines and that they have complied with that regulation. Mr. Kinasian stated they dimmed the lighting on the canopy down 50% from what they originally submitted. Ms. Hartmann stated that the Town ordinance requires 5% of the site to be landscaped. Ms. Hartmann stated that because there are two signs on the ATM machines that the applicant is asking for 4 attached signs and one freestanding sign. The County reviewed the lighting plan for the bank and had no comment. Mr. Kinasian stated that the rain garden will hold water for large rain events up to 24 hours. Mr. Vitcavich inquired as to what would happen with snow fall. Mr. Kinasian stated the snow would be placed on lawn area. All trash would be stored internally because of the nature of sensitive materials and that trash would be removed daily by a cleaning company.

James Lalli, Licensed Architect for the applicant, sworn.

Mr. Lalli stated that he met with the Township Historic District Commission and he was told that they would like to incorporate design elements from a historic train station into their architectural plan. Mr. Lalli stated the roof was designed to blend in with the surrounding area. Although the building is a one story building they designed it to appear to be a two story to blend in with the adjacent building. There will be a stone base and a stone ban above the windows. The windows will have additional mullions. There will be cornices on the building to match the neighboring buildings. All mechanical equipment will be installed on the roof but will be screened from pedestrian view. The attached signage on the building will have white lettering and a green logo. The drive up ATM will match the façade of the building.

The interior of the bank will have a small display area where artifacts and historic photos can be displayed.

John Olivo, Landscape Architect for the applicant, sworn.

Mr. Olivo stated there are 32 shade trees on site some of which are large and 29 of those trees will be removed. Two large walnut trees and a sugar maple will remain on site. 29 trees will be planted on the site, 17 evergreens and 13 deciduous trees. The ATM machine will be screened with an evergreen hedge. There will be 395 shrubs placed on site. The community node will have roses placed there. Mr. Olivo stated the rain garden can be used as a place to hold snow in the winter given the plants in there are perennial and will be dormant at the time. Mr. Olivo stated that 1,200 square feet of the interior parking area will be landscaped. Ms. Hartmann inquired as to what would be done with the narrow piece of property known as the easement and asked if they could landscape that. Mr. McArthur stated he believed that area had several easements and could not be

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planted. There is not an irrigation plan for the Board but the area is irrigated. Ingress from the Newark Pompton Turnpike will be enlarged to 14 feet.

Matthew Seckler, Traffic Engineer for the applicant, sworn.

Mr. Seckler stated that the applicant is giving an easement to the County for future improvements on Jackson Avenue. There will be a single right turn into the site from Newark Pompton Turnpike. Mr. Seckler stated that they will be installing new traffic lights with the proper heads and with LED lights. All ADA facilities will be upgraded including curb ramps, pedestrian signal heads, countdown timers and audible heads. The curblines along Newark Pompton Turnpike will be pushed back two feet. Pre-emption equipment for the fire house will be relocated and reinstalled. Mr. Seckler stated he thought the 12 foot width for ingress off of Newark Pompton Turnpike is sufficient. Mr. Seckler stated that they meet all the setback requirements as far as the size of the building and impervious coverage. Mr. Seckler stated that because the buildings to the north of the proposed bank are located closer to the front there generates a need for the monument sign. Mr. Seckler stated that the ATM signs are limited to the parking area only and would not impact the public driving past the building. Mr. Seckler testified that the variance can be granted without substantial detriment to the public good. Mr. Seckler stated the application will make a positive impact on the area because of the improvements they are making to the intersection. Mr. Seckler stated he suggests that the entrance to Newark Pompton Turnpike stay at 12 feet and not be increased. Mr. Fitamant asked if a turning radius was done for a larger truck coming in from Newark Pompton Turnpike. Mr. Seckler stated that they did the turning radius for a large van. Mr. McArthur stated that the bank would enter into an indemnification agreement with the town to allow residents to park in their lot after closing hours.

Motion to open the meeting to the public. All in favor. Motion Carried.

Louise Markese, 16 Roland Road, sworn.

Ms. Markese as member of the Economic Development Committee requested that the Board approve the application and she felt that the bank would be an asset to the town.

Motion to close the meeting to the public. All in favor. Motion Carried.

The Board deliberated.

MOTION by Vanderhoff, second by Phelan to grant the preliminary and final site plan along with variances for one way entrance on to Newark Pompton Turnpike at 12 feet wide; no offstreet loading space; lighting to exceed 0.25 footcandles; 4 attached signs; setback for freestanding sign at 25'; 24 hour illumination for ATM security; with the following conditions: provide an

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indemnification agreement allowing the township residents to park in the bank parking lot after hours; Mr. Golden's review of the drainage; request of the County to place a "Do Not Block Driveway" sign on property. Yes votes from Winterfield, Mauriello, Phelan, Vanderhoff, Imfeld, Fitamant, Vitcavich, Cascone, Driesse, Hardaker. No vote from Mulhall. Motion Carried.

There being no further business motion by Vanderhoff, second by Phelan to adjourn the meeting at 9:25 PM. All in favor. Motion Carried.

Respectfully submitted,



Linda Zacharenko
Recording Secretary