

Zoning Board of Adjustment
1200 Mountain Ave., Middlesex, NJ 08846
Agenda Meeting Minutes
June 15, 2016
7:30 PM

1. Call to Order

Chairperson Thompson called the meeting to order at 7:45pm.

2. Open Public Meeting Act Statement

Chairperson Thompson read the Open Public Meeting Act Statement.

3. Roll Call

Upon the call of the roll the following members were present:

John Anello Dec/2016 [present]	Guy Hoyt Dec/2017 [absent]
Leonard Jackson Dec/2017 [present]	Anthony Thompson Dec/2018 [present]
Jeff First Dec/2018 [present]	Anthony Vietri Dec/2017 [absent]
John Fuhrmann Dec/2016 [absent]	John Segarra(1st Alt) (Dec/2018)[present]
Mike Jones (2nd Alt) Dec 2017 [present]	

Also present were: Board Attorney- Ms. Kelly Carey
Board Engineer- Peter Ciliberto of Najarian Associates

4. Minutes

Member Anello made a motion to approve the April 6, 2016 meeting minutes, seconded by Member Segarra. Vote: Member Anello-yes, Member Jackson-yes, Member First-abstain, Chairperson Thompson-yes, Member Segarra-yes, Member Jones-yes. Motion passed

5. New Business

Z2015-02
Union Plaza LLC
619 Union Ave
Block 80 Lot 4

Minor site plan

Don Whitelaw stated that he is representing the applicant.

Mr. Whitelaw stated that the application was bifurcated; the use had been approved last year and that the site plan needed to be approved.

Ms. Carey duly swore in Robert Gazzale of Fisk Associates.

The Board accepted Mr. Gazzale as an expert witness.

The Board reviewed the checklist waivers.

The applicant is seeking a waiver from the checklist item#9(existing and proposed spot elevations and contours)

Member Anello questioned the water runoff.

The applicant is also seeking a waiver from checklist item # 11 locations of existing outcrops, high points, water courses, depressions, ponds, marshes, tree, wooded areas and other significant features

The applicant is also seeking a waiver from checklist item#22 detailed plan of existing and proposed lighting including location, type, shielding ,direction and hours.

Mr. Gazzale explained the foot candle of the lighting.

Member Anello stated that since tenancy has changed, he agreed with the Board professionals and stated that the lighting should be shown on the plans.

The applicant agreed to add lighting to the site plan.

The applicant is also seeking a waiver from checklist#23 detailed plan of existing and proposed signage.

The applicant stated that no signage is proposed.

Mr. Ciliberto stated that the current sign should be shown on the site plan so there is a record that the signage complies with the ordinance.

The applicant will show the signage on the site plan.

The Board continued with the application.

The Board reviewed the Najarian Engineering letter dated June 15, 2016.

The Board discussed technical comment #4 regarding the driveway apron.

The Board agreed to have Mr. Bucco and Mr. Gazzale walk the site regarding the driveway apron and review areas that need to be repaved.

The Board discussed the 49 parking spaces on the site, typically the residential units will use the parking spots at night and weekends, the daycare and businesses will use the parking spots during the day.

The Board referred to Mr. DiNiscia planning report from the last meeting regarding the parking spaces.

Ms. Kelly and Mr. Whitelaw reviewed their notes and confirmed the parking spaces.

Member Anello asked what type of business is in the first floor of the building.

Mr. Alpert owner of the building stated that there is a doctor's office on the first floor.

Ms. Carey duly swore in Mr. Ira Alpert owner of 619 Union Ave.

The Board discussed the lighting on the site and also discussed the adequacy of the dumpster located on the site.

The Board questioned the location of the dumpster and that it takes up parking spaces.

Mr. Bucco and Mr. Gazzale will meet to discuss the dumpster location and the revised plans will show where the dumpster will be relocated to.

The trash dumpster will have the proper screening.

The applicant is not proposing any additional landscaping on the site.

The applicant will provide 2 shade trees in the front of the building that faces Rt. 28.

Mr. Ciliberto stated:

- the pavement on the site will need to be reconstructed in various areas
- the curb will need to be replaced
- the handicapped parking spaces will meet ADA standards,
- the drywell will need to be fixed to ensure proper drainage
- the entire site will need to be seal coated and restriped.

Chairperson Thompson opened the meeting to the public, there being no public comments the Board continued with the application.

The Board reviewed the Planners' report.

Member Anello made a motion to approve the site plan with the following conditions; lighting to be added to the plan, Engineering approving the signage and being added to the site plan and if not compliant the applicant will return to the Board, the Entrance and driveway will be reviewed by Engineering, drywells will be addressed by Engineering, the existing dumpster will be removed and relocated to a spot approved by Engineering, 2 new shade trees will be added, the pavement project is subject to Engineering comments, seconded by Member First. Vote: Member Anello-yes, Member Jackson-yes, Member First-yes, Chairperson Thompson-yes, Member Segarra-yes, Member Jones-yes. Motion passed.

6. Correspondence

There was no correspondence at this time.

7. Board Member Comments

Member First inquired as to the status of the request made to the Governing Body regarding RFP's.

The Board directed the Board Clerk to place this subject on the next Zoning Board Agenda.

Chairperson Thompson opened the meeting to the public, there being no public he closed the public portion of the meeting.

There being no further business Member First made a motion to adjourn the meeting at 8:35pm, seconded by Member Segarra. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Board Clerk