

MINUTES- ZONING BOARD

MEETING APRIL 11, 2016

Mr. Marotta called workshop portion of this meeting to order at 8:06 pm.

COMMUNICATIONS:

None

RESOLUTIONS OF MEMORIALIZATION

Application #ZBA15-037

Motion to approve:

Offered: Mr. Illing

Second: Mr. Bovasso

Roll Call

Yes

No

Mr. Marotta

 X

Mr. Bovasso

 X

Ms. Hay

 X

Mr. Pistol

 X

Mr. Illing

 X

Mr. Higgins

 X

Mr. Salomon

 X

Alt #1 Mr. Weisgerber

 X

Alt#2 Karolina Dehnhard

Application #ZBA-15-041

Motion to approve:

Offered: Ms. Hay

Second: Mr. Salomon

Roll Call

Yes

No

Mr. Marotta

 X

Mr. Bovasso

 X

Ms. Hay

 X

Mr. Pistol

 X

Mr. Illing

 X

Mr. Higgins

 X

Mr. Salomon

 X

Alt #1 Mr. Weisgerber

 X

Alt#2 Karolina Dehnhard

Application #ZBA-15-044

Motion to approve:

Offered: Mr. Bovasso

Second: Mr. Illing

Roll Call

Yes

No

Mr. Marotta

X

Mr. Bovasso

X

Ms. Hay

X

Mr. Pistol

X

Mr. Illing

X

Mr. Higgins

X

Mr. Salomon

X

Alt #1 Mr. Weisgerber

X

Alt#2 Karolina Dehnhard

Application #ZBA-15-045

Motion to approve:

Offered: Mr. Bovasso

Second: Mr. Higgins

Roll Call

Yes

No

Mr. Marotta

X

Mr. Bovasso

X

Ms. Hay

X

Mr. Pistol

X

Mr. Illing

X

Mr. Higgins

X

Mr. Salomon

X

Alt #1 Mr. Weisgerber

X

Alt#2 Karolina Dehnhard

Application #ZBA-15-042

Motion to approve:

Offered: Mr. Pistol

Second: Ms. Hay

Roll Call

Yes

No

Mr. Marotta

X

Mr. Bovasso

X

Ms. Hay

X

Mr. Pistol

X

Mr. Illing

X

Mr. Higgins

X

Mr. Salomon

X

Alt #1 Mr. Weisgerber

X

Alt#2 Karolina Dehnhard

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Marotta on April 11, 2016 at 8:15 P.M. in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Mr. Marotta announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader or Star Ledger has been notified and the agenda posted in the municipal building as required.

Mr. Marotta explained the protocol, purpose and procedure that will be followed during the hearing.

Roll Call	Present	Absent
Mr. Marotta	<u> X </u>	<u> </u>
Mr. Bovasso	<u> X </u>	<u> </u>
Ms. Hay	<u> X </u>	<u> </u>
Mr. Pistol	<u> X </u>	<u> </u>
Mr. Illing	<u> X </u>	<u> </u>
Mr. Higgins	<u> X </u>	<u> </u>
Mr. Salomon	<u> X </u>	<u> </u>
Alt #1 Mr. Weisgerber	<u> X </u>	<u> </u>
Alt#2 Ms. Dehnhard	<u> </u>	<u> X </u>

Professionals:

Mr. Weeks, Esq.	<u> X </u>	<u> </u>
Mr. Hudak	<u> X </u>	<u> </u>
Ms. Dirman on behalf of Mr. O'Brien with Maser consulting (arrived 8:41pm)		

1. Applicant #ZBA-15-031:

Wardens & Vestry of Trinity Episcopal Church, Applicant

215 North Avenue East, Block 315, Lot 6, ORC Zone

Minor site plan approval to construct an expanded parking lot on subject site with the follow variance: expansion of a non-conforming use (136-32C(1) and (36-35B(16)); less than the minimum setback for a parking lot; less than the minimum required area for parking spaces; no island breaks provided; granite block curb not provided; no loading or unloading provided; and less than the minimum number of on-site parking spaces provided.

Mr. Triarsi- There are two witnesses tonight. Last meeting we heard comments and engineer revised plans to accommodate the concerns of surrounding property owners and Maser Consulting letter dated March 29, 2016 letter. I ask the chair recognized Harold Maltz as the traffic engineer. Survey of site adequacy of the parking lot.

Mr. Gallerano- I took another look at the plans to elevate some concerns. We will mark as A-5 colorized version that's been modified dated February 1, 2016. Eliminated 2 spaces closest to Hamilton avenue to accommodate screening. 6feet high plantings. Screening along easterly side of property. Arborvitaes to Leland cypress at 8feet. Moved landscaping back from curb line to create snow shelf. Added landscaping along the front of the directory building. Eliminated one parking space in front of directory. Added bicycle rack. Height of lighting was changed to 8feet from 10feet and now are in compliance. Had to add some additional light fixture along the side of each parking area. Same types of fixture not same models. There is no lighting spillage. Lights will not be on all night.

Mr. Triarsi- Any other changes?

Mr. Gallerano- That's all the changes

Mr. Triarsi- March 29, 2016- Hudak from O'Brien related specifically to this application. Page 2 comments whether you are ready to comply, are complying or will.

Mr. Weeks- There was 21 and now there's 18?

Mr. Gallerano- There was 25 and we are eliminating 3. Mr. O'Brien suggested we stripe the last parking space for turning around. Page 2 of Maser's letter- #1 addition grades for ADA ramps- agree, #2 explain parking spaces adequacy we cannot provide 83, #3 loading zone- applicant does not receive deliveries, #4 proposing a bicycle rack. Page 3 #5 traffic circulation plan FD has no concerns, not deliveries, no refuse enclosure in parking area. #6 asking for limits of sidewalk has been addressed and added to plan. Last spot stripped as turnaround we agree. #8 granite block to concrete, #9 there are 4 existing parking spaces by office area. #10A drainage isn't consistent with ordinance NJDEP is the industry standard for NJ. #10B drainage we will fix. #10C invert and detail needs to be updated. #10D program shows 50 runs of 60foot pipe it's 5 runs of 60foot pipe. 10E man holes' locations we need to move the leader pole out. #11 indicated the existing 15inch storm sewer is inadequate. We are reducing runoff on that property I don't believe this is required. More of a suggestion than requirement. #12A and B we will provide. #12C and D I don't think this applies to this project. Landscaping and lighting #13 along the rear parking area we didn't provide screening its own by the applicant no need to screen their own property. #14 parking lot in front yard but it's not. #15 typos on our schedule total shows 5 trees removed but it's 6. #16 snow removal I addressed. #17 lighting levels are low I addressed before. Sediment control and approval from soil approval #19-20. #25 replacing fencing. We looked at moving the parking area to where the playground area is what we concluded what we believe is the best option. We don't see any benefit with their operations. Applicant wants to stick with the proposal.

Mr. Weisgerber- How many spots with the stripped turning space?

Mr. Gallerano- 16 with 5 more

Ms. Hay- How will the lights be turned on?

Mr. Gallerano- Last person to leave the building would shut them off at the end of the day. We could put a failsafe device if someone forgot to shut them off where they would just shut off at like 11 o'clock.

Ms. Hay- I think it's better with a time clock.

Mr. Higgins- How many light poles are there now?

Mr. Gallerano- I'm looking at sheet 5 of our plan and it shows seven light poles at 8feet.

Mr. Schmidt- I represent George and Anne Steinbach. You indicated that you had reviewed possibility the playground, my calculations of the playground is about 50feet x 65feet would that fit in the area you are proposing for the area?

Mr. Gallerano- I don't know off hand.

Mr. Schmidt- You reached a conclusion that it would not work correctly because of safety reasons. What are your safety reasons?

Mr. Gallerano- People attending playground only have worry about 2 sides because are secure on 2 sides so if we move it there are 4 sides that will have to be addressed. Currently the location is closer to the building. They want the door from the building closer to the playground.

Mr. Schmidt- How many teachers and what the ratio of students to teachers they have?

Mr. Marotta- You are asking questions he did not testify on.

Mr. Schmidt- What did the person tell you about the operation of the daycare facility?

Mr. Gallerano- It would be safer to keep the playground where it is now.

Mr. Schmidt- Did you submit the new lighting plan and landscaping plan to the police department for reconsideration?

Mr. Gallerano- I don't distribute them.

Mr. Schmidt- Did you talk to the police about leaving the lighting on for safety and security reasons?

Mr. Gallerano- No I do not distribute them.

Mr. Schmidt- You eliminated two parking spots and moved the first parking spot further?

Mr. Gallerano-Yes I eliminated two of them.

Mr. Schmidt- Your testimony was that the parking lot extends into lot 6, is that correct. Is the church proposing those two lots now be merged?

Mr. Gallerano- No they will provide an easement.

Mr. Schmidt- You indicated there's no deliveries but there are 4 buses that come daily.

Mr. Gallerano- The parking lot will not accommodate buses.

Rob Simon, Esquire on behalf of Rita LaButto.

Mr. Simon- What types of activities at night?

Mr. Gallerano- One is AA runs around 10pm.

Mr. Simon- There is a wall mounted fixture over the entrance of the daycare facility correct?

Mr. Gallerano- That must have been from the old plan.

Mr. Simon- Proposed the bigger plantings, my clients located along eastern property, reason to not to continue easterly properly?

Mr. Gallerano- I have no problem with that.

Mr. Simon questions Mr. Gallerano about the definitions of buffering and landscaping from the ordinance.

Mr. Simon- Does this require a D-2 variance?

Mr. Triarsi- We are well beyond the scope of the testimony.

Mr. Simon- With regard to extend the parking lot into the residential property and we will not merge the lots. Daycare are a permitted use but what about the residential use?

Mr. Gallerano- Yes.

Mr. Simon- Is that permitted and can you extend into a residential use? The revised plans show that the residential lot is remaining. By not consolidating the lots there are more variances and waiver than what they are asking for.

Mr. Weeks- There are reviews before they come to the board. Now you're asking to go back and go back through the whole thought process again after a year.

Mr. Schmidt- I ask that Mr. Hudak go back and look over the application regarding these concerns.

Mr. Bovasso- Why not merge?

Mr. Triarsi- They are separate uses with a tenant in the house.

Mr. Illing- How much if the property from the parking lot to the street?

Mr. Gallerano- It is about 105feet back from the right away.

Mr. Illing- Okay can we please move on from this now.

Mr. Simon- You talked about lighting structure, how many of 8feet will be on the residential property?

Mr. Gallerano- There will be 2 on the residential property.

Mr. Simon- So two on and two close to the residential property so the one on the eastern side is 10 feet and the one of the western side is 8feet away?

Mr. Gallerano- Yes.

Mr. Simon- There's 6 wheel stops and how much parking lot curbing on this property?

Mr. Gallerano- About 165feet of curbing.

Mr. Simon- How you taken into effect the noise at night?

Mr. Gallerano- No I did not do a noise study.

Mr. Simon- You mentioned that Hamilton Avenue was not to be considered a front yard. What in the ordinance did you

Mr. Gallerano- Cranford doesn't consider the second front a front yard.

Mr. Simon- You clearly identified the parking spaces existing and proposed. How many violate that requirement?

Mr. Gallerano- 9.

Mr. Simon- Are you proposing a 10feet rear buffer?

Mr. Gallerano- No we are not.

Mr. Simon- Who owns the fences?

Mr. Gallerano- Fence on lot 5. We proposing to put a new fence on the side of Ms. LaButto's property.

Mr. Simon- So the record is clear with regard to lot 6 it shows on zoning table that it's not complying to minimum lot width.

Jolie Calella- Do you recall we hired you to create a drainage system on my property? My questions surround number 11 of the Maser report, if the system under the parking lot is insufficient how will it help the existing Hamilton Avenue problem?

Mr. Gallerano- We are reducing the rate of runoff.

Ms. Calella- Corner of Hamilton and Forest and it floods. Our fear is the parking lot is going to cause problems. Have you considered a drain onto North Avenue?

Mr. Gallerano- That would mean water would have to flow up hill.

Mr. Gallerano explains the roll of a retention system and that the mitigation on site could potentially help the flooding.

Deb Murphy 9 Sylvester Street

Ms. Murphy- Is it possible more water would go up Sylvester Street?

Mr. Gallerano- We are reducing so I don't think it will make it worse.

Ms. Murphy- What happens when to basin fills up?

Mr. Gallerano- If that should happen it spills over.

Ms. Murphy- In which directions can cars turn leaving the parking lot?

Mr. Gallerano- They can turn either way out.

Ms. Murphy- There is a danger from cars to just cut across since there are no stop signs.

Mr. Gallerano- I'm not sure that the parking lot is causing drivers not to stop.

Ms. Murphy- If all of the spaces are taken and they come to this end that is going to be a turnaround spot, does this parking lot abut to where the doorway is and for the cars parked across from the doorway is there a danger that they could back up into children?

Mr. Gallerano- Children are usually are walking with their parents.

John McDougall 12 Sylvester Street

Mr. McDougall- You said last meeting that you didn't bother talking to the state about the entrance.

Mr. Gallerano- We are no proposing any changes to the layout.

Mr. Schmidt- He has no basis on testifying on behalf of the school.

Susan Schwartz 3 Sylvester Street

Ms. Schwartz- Why don't you want to go it on North Avenue

Mr. Gallerrano- We felt this was the best solution.

Ms. Schwartz- People backing out on Hamilton

Mr. Gallerrano- People will not have to back out onto Hamilton.

Deb Murphy

Ms. Murphy- Spaces were reduced to 16? And is it 4 marked for employees?

Mr. Gallerano- 3 of them will losing one.

Mr. Triarsi- I would like to conclude tonight and continue at a later date.

Mr. Hudak- June 20th.

Public announcement was made the hearing is continued to June 20, 2016 without need for further notification.

PUBLIC PORTION:

None

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 10:15 P.M.

Jeffrey Pistol, Secretary