

BOROUGH OF BOUND BROOK

Planning and Zoning Board
Minutes of the Regular Meeting
Thursday, January 26, 2017 at 7:30 p.m.
Council Chambers Brook, New Jersey

Compliance Statement: This meeting is being held in compliance with the Open Public Meetings Law. The requirements of the Law have been met. The Annual Meeting Notice has been posted in the Municipal Building, filed with the Municipal Clerk, and forwarded to the Courier-News and the Star Ledger in December 2016.

1. Flag Salute

2. Roll Call

Board Members:

Present	Robert Fazen, Mayor	Class 1, 2017
Present	Abel Gomez, Council	Class 3, 2017
Absent	Michael Witt, Chair	Class 4, 2017
Absent	Linda Brnicevic	Class 4, 2019
Absent	Howard Wagner	Class 4, 2017
Present	Mark Speed	Class 4, 2017
Present	Jim Ayotte	Class 2, 2017
Present	Scott Sloan	Class 4, 2020
Present	Patricia Bates Smith	Class 4, 2020

Staff:

Present	John Belardo	Board Attorney
Present	Carlos Rodrigues	Board Planner
Present	Bill Burr	Board Engineer
Present	Heidi Shallop	Board Secretary

3. Oath of Office

Mayor Fazen gave the oath of office to Scott Sloan.

4. Public Comment (non-agenda items)- None

5. Mayor's Message-

Mayor Fazen announced his attendance at the New Jersey Council of Mayors Conference. He highlighted the efforts to recalculate the state aid formula in the near future.

6. Hearing

A. **Applicant:** Simon Z, LLC

Property Location: 606 West Union Avenue, Bl. 53 Lt. 1.01

Application Type: Preliminary and final site plan, conditional use

Barry Rosenberg, attorney for the applicant, presented for the record proof of service to the County Planning Board.

Robert Gazzale with Fisk Associates provided testimony on the present conditions of the site and proposed parking, landscaping, relocation of pumps, and storm management system. He further addressed the comments in the Engineer's Report and Planner's Report.

Ms. Bates Smith questioned if the Department of Transportation letter addressed the guide rail's connection from the existing site to the Department of Transportation's bridge. She further commented on the six foot fence along the property line, environmental impacts on spills in the storm sewer, and existing signage.

Discussion was held on whether a fence is warranted and its location and steps to address spills in the storm sewer.

Mr. Belardo clarified the applicant is seeking variance from Section 21- 10.2E for allowing accessory structure for in the canopy in the front yard setback. This is a pre-existing nonconforming condition the applicant would like to expand.

Mr. Speed questioned if a study was done to determine if the underground tanks can handle the increased capacity.

Mr. Sloan and Mr. Ayotte expressed concerns on the curb cut to accommodate turning clearance and multiple trucks entering and exiting the property.

Mr. Ayotte requested clarification on if there would be a decrease in impervious coverage, if the rental spaces in the back of the property will be removed, if the trees will run along the back of the property.

Ms. Brnicevic questioned if repairs were still take place in the back of the property, if retail displays will be present.

Mr. Gomez questioned if a dilapidated lamp post will remain.

Mayor Fazen questioned the height of the canopy in comparison to a large truck.

Gary Dean, project's traffic engineer, provided testimony on the apron entering and exiting the property. He recommended the guide rails referenced by Ms. Bates Smith should be retained to protect the embankment. Mr. Dean addressed street trees along the right away.

Ms. Bates Smith asked if Mr. Dean had concerns to maneuver to the western portion of the property given the apron size.

Mr. Speed requested clarification on the turning signs exiting the property.

Mr. Gomez questioned if the footprint displayed is an exact replica of where the truck would normally be.

Ms. Brnicevic requested clarification on the traffic flow entering and exiting the property.

Mayor Fazen expressed concerns on left turns on the property and proper signage.

Mr. Sloan question if Mr. Dean had concerns for trucks in queue for the pumps, vehicles obstructing the truck turning points, and the menu board location.

Mr. Burr questioned if direction signage was considered entering the property.

Mr. Rodrigues requested clarification on the street trees and a DOT letter prohibiting the trees.

Steve Radosti, project architect, offered testimony on property elevation, building materials, proposed structure and signage, and canopy.

Mr. Speed requested to view the proposed car wash menu board.

Mr. Sloan questioned whether lighting would be above restroom doors and over the vacuums.

Ms. Brnicevic asked the hours of operation and whether the lighting and material of the sign.

Mr. Speed questioned whether the menu board would be subject to an ordinance.

Mr. Burr requested clarification for exterior lighting on the rear of the car wash and whether there is exterior equipment.

Mr. Rodrigues commented on the visibility of signs entering the property.

Simon Zaltzberg, manager of Simon Z, offered testimony on the operation of the facility and the layout of the property, spill procedure.

Ms. Bates Smith expressed concerns on the spill procedure.

Ms. Brnicevic questioned the location of the vacuum and whether there would be signs or flags on the property. She further commented on maintaining landscaping.

Mr. Sloan questioned whether deicing is available during winter months.

Mr. Burr questioned if there is are detailing and other deliveries to the property.

Ms. Brnicevic questioned if car charging is available.

Mr. Sloan questioned the amount of diesel and regular pumps and location to street.

Mr. Rosenberg summarized the application and its requests.

Mr. Belardo summarized the conditions of approval for the application.

Motion: Gomez **Second:** Speed

Discussion: Mr. Gomez, Mayor Fazen, and Mr. Speed commended the project and its upgrades

Roll Call:

Fazen Y Gomez Y Witt Y Brnicevic Y

Wagner Y Speed Y Ayotte Y Sloan Y Bates Smith Y

7. Correspondence

Letter from Lynne Krauser

The Board voted to extend the date of approval to June 30, 2017 as requested in the letter received from Mr. and Mrs. Krauser.

Motion: Speed Second: Gomez All in Favor: Aye

Department of Environmental Protection

The Board voted to request a Green Acres grant from the Department of Environmental Protection to make improvements at Billian Legion Park and the municipal pool.

Motion: Gomez Second: Speed All in Favor: Aye

8. New Business

Councilman Gomez advised the Recreation Department is working to determine a suitable use for the park located at West Main Street to. He further advised the Borough is working on placing charging stations in the downtown parking lot.

Ms. Brnicevic asked if updated landscaping has been provided for the Reynolds project.

Councilman Gomez advised violations have been issued to the Picture Perfect project.

Mayor Fazen requested to review the Fire and Police reports prior to a hearing.

Ms. Brnicevic and Mr. Speed expressed concerns for rushing applications before the end of the year.

Meeting Adjourned: 10:45 p.m.

Respectfully submitted,
Jasmine D. Mathis
Planning Board Secretary