

Bound Brook Planning Board
Regular Meeting March 27, 1997

The regular meeting of the Planning Board was called to order at 7:42 p.m. by Chairman Strain in the Municipal Chambers, 230 Hamilton Street, Bound Brook, New Jersey.

Roll call was taken. The following members were present: M. Wilk, E. Gabrielski, T. Gaglia, B. Auletta, M. Gupko, L. Strain, and K. Krauser.

Also present were Michael Rodgers, Board Attorney & Scarlett Doyle, Board Planner.

Mr. Strain read the "Open Public Meetings Law" statement. This was followed by a salute to our flag.

The minutes of the March 13, 1997 meeting were presented for approval.

Mr. Gabrielski made a motion to accept, seconded by Mr. Wilk. All were in favor, so moved.

Tonight's agenda includes the ordinance & site plan changes in regard to tower activity. All members should have received copies of the proposed changes to the Master Plan. This is the only item on the agenda.

Mr. Strain opened the meeting to the public for any statements unrelated to tonight's agenda.

Mr. Joseph Todaro spoke. He said that at a recent meeting, he was denied a site plan waiver on a property on Union Ave. by this Board. He is not sure why. He has a copy of the minutes. It mentioned a leaky roof & deteriorated parking lot. Also, the parking situation is questionable.

He has received a letter from the landlord stating that the roof has been repaired. The parking lot will be repaired. Also, as far as parking is concerned, they need 11 spaces and have 18. It is more than adequate. They have 2700 sq. ft. on the first floor. He cannot understand why the waiver was denied.

Mr. Strain replied that the decision was made to deny the appeal based on the recommendation of the site plan waiver committee, which visited the property. They found a roof, which was leaky. There were buckets on the floor to catch the dripping water from the roof. They noted that the macadam in the parking lot in the front of the building is in a state of disrepair. They asked that it be taken care of. There was a concern about the layout of the parking and it's adequacy. We are concerned about the availability. We have no details. Therefore, we felt we had to deny.

If the roof has been repaired, this can be affirmed by the Building Inspector. If the owner will repair the parking area within a reasonable time, this will remove another of our concerns.

The parking layout and adequacy can be shown by some kind of sketch submitted to the Board.

Mr. Strain said the building is much larger than what is usually needed for a pizza parlor. There is also some concern about the total use of the property. We recommend that you identify the square footage of space to be used by each of the two establishments. We can then establish parking requirements. Discussion followed.

Mr. Krauser said the Board has acted on the appeal and denied it. We can do nothing tonight. The owner will have to come in with a site plan. We want to see a site plan showing improved parking & how the water is going to drain. We want further testimony on the parking by the owner & Mr. Todaro. Discussion followed.

Mr. Strain closed the meeting to the public.

Consideration of an Amendment to the Land Use Element of the Bound Brook Master Plan

Mrs. Doyle gave the presentation. She said that, in February, we distributed a draft of the Master Plan Amendment. If adopted, the governing body will make note of it and draw up an ordinance. She walked the three acre site, which is on Route 28 between 287 & the Middle Brook. If you keep going east, you hit the Amoco station. There is a little bit of a difficulty. For the portion in question, the house of the ramp coming out is only about 15 feet in which you can squeeze a vehicle. It most likely that we will not get permission to do that. We have to be able to provide emergency services to the tower. It is not really plausible now. There is another location. It is the area between 287 & the Middle Brook on West Main St. - the Talmadge Ave. extension. She pointed it out to Board members.

AT&T reviewed that site and found that it is between the interstate & the Middle Brook and isn't near any facility which would cause problems. They also indicated that in the future it may be more feasible to have lower towers to the point where it may be a big box. Technology is growing so fast & public opinion about big towers is so negative, that they're coming up with technology to make them not so visible.

She asked that, in its deliberations, the Board consider Lot 3 as an alternate site for the tower. This land would be suitable without a bridge over the Middle Brook. It would never be suitable for residential usage. It is on the north side of Talmadge. It is on the Bound Brook side of the 287 overpass & the west side of the Middle Brook.

Discussion followed concerning the location.

The Master Plan states that the premissis is on the west side of the Middle Brook. It is this portion of lot 3. She suggested we amend the proposal to include, ...Lot 2 (add) "and a portion of Lot 3 to the west of the centerline of the Middle Brook".

Mrs. Doyle assured Mr. Wilk that we will not be sued by major corporations concerning the tower proposal & having restricted areas. The "big boys" are in favor of this. This is a good location as far as any neighbors are concerned. It is not intrusive. Discussion followed.

Mr. Wilk made a motion to adopt the amendment to the Master Plan, including lot 3.
It was seconded by Mr. Auletta.

Mr. Krauser suggested that we reduce the lot size and increase the setback.

Mr. Gabrielski was concerned about the distance from residences. In addition to the existing setback, he would like to see 250 ft. from residential use.
Discussion followed.

Roll call vote was taken. "Yes" votes were received from: M. Wilk, E. Gabrielski, T. Gaglia, B. Auletta, M. Gupko, L. Strain & K. Krauser.

The motion carried.

Mrs. Doyle requested that the Board formulate a resolution.

Mrs. Doyle mentioned that Advanced Properties has submitted applications to the DOT for action. They want a speedy response to their appeals. They are willing to pay for the overtime costs for a quick decision. The improvements to Thompson Ave. requested by the County have been agreed to by the applicant. If they do the improvements requested by the County, there will be less work to be done demanded by the State. The State will reopen the appeal for Phase II.

Vouchers - M. Rodgers - Scagliotta resolution, Maiden Lane Arts Center - site plan waiver, Spinal Trauma Center - site plan waiver, Universal Ins. - site plan waiver, Marie Galvan - site plan waiver.

Mr. Wilk made a motion to approve, seconded by Mr. Gaglia.
All were in favor, so moved.

Mr. Wilk made a motion to adjourn, seconded by Mr. Gabrielski.
All were in favor, so moved.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Kathleen M. Lynch
Recording Secretary