

BOROUGH OF BOUND BROOK
PLANNING BOARD
JULY 10, 2008

CALL TO ORDER

The meeting was called to order by President Robert Fazen at 7:30 p.m. at Borough Hall.

ROLL CALL

Present were: Mayor Pilato, Ms. Nicholson, Mr. Thompson, Mr. Sabatino, Ms. Brnicevic, Mr. Shive, Ms. Ackerman, Mr. Cerminara and Mr. Fazen.

Also present were the following staff members: Mrs. Malone, recording secretary; Mr. Rodgers, attorney; Mrs. Doyle, planner and Mr. Cilo, engineer.

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 Star-Ledger in January, 2008.

SALUTE TO THE FLAG

MINUTES OF PREVIOUS MEETING: Motion to accept the minutes of the June 12, 2008 regular meeting presented by Mr. Shive, seconded by Ms. Nicholson and carried unanimously with one correction on page 10 (Architectural review subcommittee to approve architectural design, not final site plan layout).

MAYOR AND BOROUGH COUNCIL

Mayor Pilato reported:

- The state passed the overall budget, and Bound Brook lost about \$15,000 in state aid. Extraordinary Aid numbers are not yet official.
- Bound Brook has a capital request this year. One of the main initiatives will be road reconstruction and resurfacing and a major sewer initiative (including an INI study to evaluate the system as a whole). First quarter bills are up \$100,000 over increased projection.
- Flood control – Energy and Water bill includes \$10 million for Bound Brook. It should be considered by the House in the next couple of weeks. At that point Senator Lautenberg will hopefully increase the number from \$10 to \$20 million.
- Talmage Avenue bridge is delayed about a month; there will be a temporary bridge come August or September. Hopefully, by mid-August the contractor will be on the ground starting levee work on the Raritan River. Work will proceed from Vosseller Avenue west. They are continuing to negotiate with property owners.

- COAH – Bound Brook has signed on to the challenge of the recently passed COAH bill, which would have a negative impact on Bound Brook. Bound Brook's share is 137.
- Carriage Park is on the agenda for the next meeting. Mr. Pilato would like to see the discussion completed at that meeting.
- The PPS study's overall objectives (vision) have been forwarded to council members.
- Revaluation started in June, and 300 homes were visited in that month. They are photographing properties as well.
- We have received draft RFP language from NJ Transit. We are seeking a tenant in that structure to complement the Transit Village.
- Hanken Road residents are considered to be in a flood area because of an error. The borough is sending a letter of map amendment to FEMA. Congressman Ferguson will ask them to expedite the correction.

COMPLIANCE REVIEW PROCEDURES

Mr. Fazen sent the voluminous attachment to each member by email. Ms. Brnicevic, Mr. Fazen and Mr. Rodgers will meet to draft a letter from one of them with a request, based upon the inspection, to review compliance with the resolution. Mr. Pilato suggested sending the letter through Randy Bahr.

APPROVAL OF BILLS

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ARCHITECTURAL REVIEW

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APPLICATION FORMS

Mr. Fazen will have copies sent to everyone within two weeks; they will simplify the process significantly for the applicant.

BY-LAWS

Mr. Rodgers will draft a revision

REDEVELOPMENT

See mayor's report. On July 24, we will have a proposed amendment drafted at the meeting to discuss whether or not to eliminate the age restriction at Carriage Park.

PROPOSED AMENDMENTS TO LAND USE ORDINANCE

The Cilo proposal has been transmitted to the borough council. The study has been commissioned and is underway according to Mrs. Doyle.

ZONING CHANGES

Mr. Fazen reminded Mrs. Doyle to see how many lots could have been subdivided under previous zoning. Mrs. Doyle said this should be discussed in closed session.

OPEN TO PUBLIC: NON-AGENDA ITEMS

Stacey Pilato of W. Franklin Street asked about the Villani application. The home has been demolished, there is a large hole in the property and the trees are covered with poison ivy. He has reportedly failed to file a subdivision plat with the county clerk. Therefore, his subdivision has expired. His approval for two two-family homes is no longer permitted in that zone. He has not applied for any building permits, according to the building inspector. Mr. Fazen stated that the planning board has no authority in this issue. He thanked her for the information, and Mr. Rodgers suggested sending a letter to the zoning officer. The mulch and poison ivy can be addressed as property maintenance issues.

Schwartz & Betzner, 17 East Union Avenue (variance request) -- Mr. Fazen received an informal letter asking if they need to appear before the board to make the second floor apartment an office. They were advised to request a variance.

PUBLIC HEARINGS, COMPLETENESS (AND HEARING OR SCHEDULE) BURKE (02-08), 454 Union Avenue

John Sullivan introduced himself as representing the applicant, Martha Burke. The property is across from Rosina's (Bound Brook Ford prep shop). The lot is 11,500 square feet. Some variances (99.4% coverage presently, 80% is permitted) are being requested. The buffer area required is ten feet, and there is none now. They are proposing four feet. The rear yard abuts a residential zone, requiring a ten-foot buffer. They cannot fit any. Ten parking spaces are required and the plans call for seven and one handicapped, with a possibility of increasing by a couple. An existing free-standing sign would be continued.

The 3/24/08 revision of the 12/07 site plan was referenced, as well as a storm water report and architectural plans dated 7/26/07. The Architectural Review Committee had plans dated 6/13/08.

Mrs. Diane Aromando was sworn in to give testimony. She has power of attorney for her aunt, Martha Burke, and presented the document to verify. The property has been in her family since about 1945. The building was built for a welding business and subsequently was leased to Elliot Beverage, Mark Motors, Havens Ford and Bound Brook Ford. The building has been vacant for almost two years.

The property is being listed for lease, and so far there is no prospective tenant. Ms. Burke wishes to keep the building in the family. The building will be a shell to be finished to the future tenant's specifications. They would like to prepare the

site and improve the façade for retail sales or office (both permitted uses in the zone).

Mr. Irwin Kizel was sworn in to give testimony and stated his qualifications as an architect and planner since 1977. He graduated from Pratt Institute and had additional training in planning. The board accepted his qualifications.

Mr. Kizel outlined the project for the board. An initial design concept was submitted to the Architectural Review Committee, who wanted a design to fit in with the newer buildings in the area. The existing building has pilasters extending to the outside; they will be used as a design element to give depth and shadow lines to the building. Newer windows will be installed on all sides, as well as creating additional shadow lines with detail around the perimeter of the building. On the parking lot side, a small dormer will highlight the entrance.

A base was created by a water table under the windows around the building, creating a shadow. Synthetic stucco (EIFS), lightly textured, will give the exterior a new appearance. This design was a result of suggestions by the ARC.

Mr. Fazen asked about irregularities in the slab foundation. Mr. Kizel replied that they encounter this often in older buildings. They will look at it when they have a tenant and patch it and even it. Mrs. Doyle noted that, in the Master Plan, the construction material (EIFS) is not recommended because it was noted that children can punch holes in it with pens. Union Avenue is a heavily traveled road, and she wondered if there is something else they could use (especially on the lower portion). Mr. Kizel assured the board that a heavy-duty mesh that is durable and vandal-resistant is used underneath. The Master Plan specifies "locations that are visible from the street."

Mr. Cerminara thanked Mr. Kizel for responding and noted the improvements that were made. He said EIFS cannot be brought into grade and suggested brick on the water table for accent features. The board would like to see materials and colors. Mr. Shive reported an EIFS building in Somerville that still looks good after 15 years. He noted there is no protection from vehicles on the corners of the building, but this can be addressed at the site plan phase. Mr. Shive suggested that the darker color be used in the water table. Mr. Cerminara asked why two different Greek returns were used, or if that was a glitch in the drawing. Mr. Kizel would make them consistent. The original presentation was more residential than commercial, and this is a result of the suggestions from the ARC.

Mr. Cerminara asked if they would consider using a brick system to get a thin-set brick on the building so they would not have to worry about foundations. Mr. Kizel agreed to consider it.

Mr. Sebastiano G. Pulvirenti, PE, was sworn in to give testimony as an engineer. He has ten years' experience in site design and has been accepted as an expert

witness in several municipalities in New Jersey. He presented a color presentation that combines the site layout and landscaping plans. He described the site as it currently exists, on West Union Avenue and Highland Place. Impervious coverage is 99.4% at present. There is virtually no landscaping. There are light poles at the four corners of the property. He pointed out existing pavement (colored dark) and pavement restoration. The tan color represents pavement to be removed.

Proposed improvements include elimination of impervious coverage and ten feet of landscaping along West Union Avenue. An area between the building and the proposed parking lot will include a small landscaped area. Sixty-one shrubs and two cherry trees will be added for landscaping. The entrance driveway will have a new apron installed. Existing lighting will be removed, and lower voltage lighting and wall lighting will be added.

There are seven parking spaces, including one handicapped, but ten are required for either retail or office use. Mr. Pulvirenti explained that changes were suggested including removal of all pavement to the north, 30 feet to the west and about 15 feet to the east. That would provide more of a landscaped area. Two additional parallel parking spaces would be provided for employees and an additional one to the west would bring the total to ten. It would reduce the impervious coverage to about 65%. A dumpster enclosure exists, but they will provide smaller cans instead because of the size of the site. A discussion of sidewalks indicated that bricks tend to cave in.

Mr. Cerminara suggested putting cement under the brick. He asked about the two different plans, and this was a last minute decision. The southern property line is approximately 92 feet. In that space, seven parking spaces are proposed. Mr. Cerminara suggested that they take the 90 feet and make the spaces 9 feet wide for nine cars (or 81 feet). This leaves planting strips on both sides and leaves room for the air conditioner and trash disposal on the side, shielded by landscaping.

Mr. Pilato noted that Highland Place will be paved and curbed soon. The applicant will coordinate curb depressions with the town. Mrs. Doyle asked about maintenance of the landscaping in the right-of-way; they do plan to maintain it. Mr. Pilato noted that on the north side of Route 28, there is Belgian block curbing abutting the Union Avenue Pharmacy. Mr. Fazen said the ordinance intended use of concrete in this area. Mr. Cilo said if there is sidewalk along the curb, the philosophy is to use concrete. The existing area of Belgian block will be removed.

There was a discussion about sidewalks. The use of brick with an underlay of concrete should be continued. Mrs. Doyle suggested that the board stipulate that the applicant will adjust the wall lighting if necessary.

Mr. Fazen felt this is a great improvement to the corner, and landscaping will be attractive. He suggested talking to Mrs. Doyle if they have any landscaping questions. Mr. Shive asked when the board will receive drawings indicating what is actually proposed. He indicated he would not vote for approval until they are provided. Final drawings will be provided in advance of the August 14 meeting. Mr. Shive addressed the existing fence that is subject to damage by erratic parkers and needs to be protected.

Ms. Brnicevic asked about irrigation and maintenance of landscaping. Mr. Sullivan reiterated the owner will maintain it. Mrs. Doyle suggested that the borough engineer inspect the property before granting permission to occupy. At that time they will confirm that plantings are alive.

Mr. Cilo expressed concern about drainage and suggested surface drainage into the street. He recommended that the sidewalk be reduced from ten feet to six. Mr. Rodgers will draft a resolution to be distributed to the applicant and board members.

The hearing will be continued on August 14, and the plans will be distributed to the board at least a week before. Mrs. Doyle noted that medical offices require a variance. Mr. Cilo invited the engineer to review preliminary plans with him, and they will meet with the Architectural Review Board.

The Police Department would like to see a burglar alarm system including door contacts and operational windows, motion detectors and glass break protection.

(Five minute adjournment)

VU (08-08)

Mr. Fazen recused himself at this time.

Attorney Robert Spengler introduced himself as representing the applicant. The property is part of the Morecraft Building and was occupied by a children's clothing store and subsequently a coffee shop. It has been vacant since the 1997 flood, and the applicant proposes to install a Laundromat.

Mr. Bao Vu was sworn in to give testimony. He will be the operator of the Laundromat and described his proposal. Hours will be 6 a.m. to 10 p.m. every day. There will always be 1-2 employees on site during this time. They will also provide wash and fold service. They may also provide dry cleaning drop-off and pickup, but it will not be done on site. They will provide a vending machine for soap and may have soft drink and/or snack machines.

Mrs. Doyle asked about parking. Mr. Lauterwald will address the parking question, but Mr. Spengler indicated the lease requires the employees to park toward the back of the property, leaving the front available for customers.

Mr. Spengler then introduced Mr. Lauterwald, who was sworn in to give testimony. Mr. Shive acknowledged his qualifications, having testified many times before this board. The building was built about 1930. Three of the units are occupied, and this is the corner unit (adjacent to the parking lot). In the zone, this particular use is not specifically allowed, so they are requesting a variance. The ordinance does not allow for personal services, but he feels this is workable downtown.

Mr. Rodgers noted that, since this is a request for a use variance, there are six remaining members to take action on the application. The council members also stepped down at this time. Mr. Rodgers read the ordinance that addresses the types of uses approved in this zone. There are specific prohibited uses which do not include Laundromats. Mrs. Doyle said this is a service, not a retail use.

Mr. Lauterwald recalled prior uses of this property. The owner of the building has been looking for a less intense use. There are two small Laundromats nearby, but this is the only one that provides parking. They have been unable to rent to anyone with the permitted uses. Mr. Lauterwald noted there will be 12 spaces allotted to this use. Mr. Sabatino asked about the distribution of the 93 parking spaces in the lot; Mr. Lauterwald pointed out that they are listed on the plans, with the number of spaces allotted to each area. Mrs. Doyle asked if any spaces are rented with no relation to occupancy; Mr. Lauterwald did not know. The theater provides valet parking, but there is no consideration in this lot for the theater.

Mr. Spengler assured the board that there is no problem with this parking lot. Realistically, there has never been a problem. Mr. Sabatino insisted that each rental be marked with the number of parking spots available to that use. Mr. Spengler asked what the requirements are in this zone. Mrs. Doyle explained it has changed. For instance, for a store turning into a restaurant, the net gain must be addressed. There are no specific requirements for a Laundromat.

Mr. Joseph R. Petracca, treasurer/secretary of the company that owns the property, was sworn in to give testimony. He agreed to provide the number of parking spots available to each use. Mr. Sabatino asked for an accounting and stressed that he is not holding Mr. Petracca to a higher standard.

Restaurant:	08
Quick Service:	04
Barber shop	04
For rent:	04
Laundromat	09
Offices upstairs	24
A&D Food Store and	
Salvation Army	30
Apartments (8)	08

There are no agreements, Mr. Petracca assured the board, to allow these spaces to be used by anyone other than those tenants listed above. Mrs. Doyle suggested combining the lots so they cannot be sold separately. Mr. Petracca feels he is being singled out, since tenants across the street have no parking lot.

Mr. Lauterwald addressed the use variance. He said it has been impossible, after a year of trying, to get a tenant with a permitted use. This would provide a modern facility with parking. There are two other Laundromats on Main Street; both are small storefronts. The hardship is that the store is empty, and this would provide a rental.

Mr. Petracca had a lighting analysis done years ago. PSE&G recommended the lighting that now exists. Mr. Cilo expressed concern about an alleyway; Mr. Petracca indicated there are motion sensors in that area, but they are not shown on the plan.

Mr. Cliff Ross was sworn in to give testimony. He represents Metropolitan Laundry Machinery, and he explained the layout of the floor plan. There are folding tables and seating shown on the plan. Ms. Brnicevic expressed concern about the appearance from outside and the possibility of loitering outside. Mr. Petracca has the parking lot and sidewalk cleaned every morning.

Mr. Rodgers addressed the "special reasons." The applicant has to show that it is for the good of the neighborhood or the borough and would have a positive impact. Eliminating a long-vacant building might be deemed by the board to be good for the borough. You also have to show that there is no detriment to the neighborhood.

Ms. Ackerman asked why they feel there is a specific need. Mr. Ross explained that the type of equipment a modern laundry uses allows a customer to customize the wash cycle. They are environmentally sensitive and provide a facility that smaller laundries cannot provide. One of the Laundromats on Main Street is relatively new, but they feel there is enough demand to justify another one. Mr. Shive asked about the negative aspect of water use going to the sanitary sewer. Mr. Ross explained that this is considerably more efficient than private washing machines. Mr. Shive anticipated additional costs to the borough for sewer use.

Mr. Rodgers noted that showing the property cannot be used for the zoned purpose might justify its use for another purpose. Absence of negative criteria still must be expressed. Ms. Ackerman asked for details on the year-long search for retail tenants. Mr. Lauterwald said it has been empty since the flood (a year and a half). The nightclub would like to return, but they wanted a less intense use for the building. Mr. Petracca has never before, in 25 years, had to enlist a realtor to rent this property. The possibility of flooding has turned away many

prospective renters. There are so many empty stores, no one wants to look at them. They hope the Laundromat will provide a stable anchor and help the struggling pizzeria.

Mr. Lauterwald noted that the sign will comply with the ordinance. Windows will not have paper signs, and there will be no neon lights.

Motion by Mr. Sabatino to approve the application, seconded by Ms. Nicholson. Mr. Cilo suggested adding a condition that eight sets of plans be provided (Mr. Rodgers said this is automatic). Carried 6-0.

At this point, the three absent members returned.

RESOLUTIONS

Talmage Commons (Livco)

Motion to approve the resolution presented by Mr. Shive, seconded by Ms. Nicholson. Some board members have not had a chance to read the resolution. The owner is waiting for the resolution to show to the bank, and it has been a month since the board has met. Members are asked to read it in preparation for a vote on July 24. Mr. Rodgers invited board members to comment in the next couple of days.

Motion denied, 0-6.

Mr. Pilato noted that council agendas are sent out on Friday, with all attachments, for a Monday meeting. The board would like to have all documents and materials (including resolutions) 48 hours in advance of the meeting.

FUTURE APPLICATION SCHEDULE:

July 24: Lyons (05-08)
Burke (09-08)
Amendment of Redevelopment Plan (Carriage Park)

CONTINUED DISCUSSION ON COMPLETENESS:

#10-08, Klein (completeness)

Mr. Cilo recommended that the application be deemed complete. He wondered if "salvage" indicates junk or storage. Motion to declare the application complete presented by Mr. Sabatino, seconded by Mr. Shive and carried. Mrs. Malone will notify the applicant and schedule for August 14.

#06-08, Salvation Army (completeness)

A letter was received outlining the proposed use. Mr. Cilo recommended that the board deem the application complete. The internal layout was received today. Motion by Mr. Cerminara, seconded by Mr. Shive, to declare the application complete. Unanimous. Mrs. Malone will notify and schedule for August 14.

Mr. Cerminara said there is nothing that tells him what they intend to do. He would like to see variances for existing uses on the lot.

The following applications are still pending and require continued discussion on completeness:

Pulsinelli (04-08)
Gayeski (07-08)

ADJOURNMENT:

Mr. Cerminara presented a motion to adjourn the meeting at 11:00 p.m., seconded by Ms. Ackerman and carried unanimously.

Respectfully submitted,

Barbara A. Malone
Recording Secretary

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Present were: Mayor Pilato, Ms. Nicholson, Mr. Thompson, Mr. Sabatino, Ms. Brnicevic, Mr. Shive, Ms. Ackerman, Mr. Cerminara and Mr. Fazen.

Also present were the following staff members: Mrs. Malone, recording secretary; Mr. Rodgers, attorney; Mrs. Doyle, planner and Mr. Cilo, engineer.

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Mr. Pilato noted that Highland Place will be paved and curbed soon. The applicant will coordinate curb depressions with the town. Mrs. Doyle asked about maintenance of the landscaping in the right-of-way; they do plan to maintain it. Mr. Pilato noted that on the north side of Route 28, there is Belgian block curbing abutting the Union Avenue Pharmacy. Mr. Fazen said the ordinance intended use of concrete in this area. Mr. Cilo said if there is sidewalk along the curb, the philosophy is to use concrete. The existing area of Belgian block will be removed.

There was a discussion about sidewalks. The use of brick with an underlay of concrete should be continued. Mrs. Doyle suggested that the board stipulate that the applicant will adjust the wall lighting if necessary.

Mr. Fazen felt this is a great improvement to the corner, and landscaping will be attractive. He suggested talking to Mrs. Doyle if they have any landscaping questions. Mr. Shive asked when the board will receive drawings indicating what is actually proposed. He indicated he would not vote for approval until they are provided. Final drawings will be provided in advance of the August 14 meeting. Mr. Shive addressed the existing fence that is subject to damage by erratic parkers and needs to be protected.

Ms. Brnicevic asked about irrigation and maintenance of landscaping. Mr. Sullivan reiterated the owner will maintain it. Mrs. Doyle suggested that the borough engineer inspect the property before granting permission to occupy. At that time they will confirm that plantings are alive.

Mr. Cilo expressed concern about drainage and suggested surface drainage into the street. He recommended that the sidewalk be reduced from ten feet to six. Mr. Rodgers will draft a resolution to be distributed to the applicant and board members.

The hearing will be continued on August 14, and the plans will be distributed to the board at least a week before. Mrs. Doyle noted that medical offices require a variance. Mr. Cilo invited the engineer to review preliminary plans with him, and they will meet with the Architectural Review Board.

The Police Department would like to see a burglar alarm system including door contacts and operational windows, motion detectors and glass break protection.

(Five minute adjournment)

VU (08-08)

Mr. Fazen recused himself at this time.

Attorney Robert Spengler introduced himself as representing the applicant. The property is part of the Morecraft Building and was occupied by a children's clothing store and subsequently a coffee shop. It has been vacant since the 1997 flood, and the applicant proposes to install a Laundromat.

Mr. Bao Vu was sworn in to give testimony. He will be the operator of the Laundromat and described his proposal. Hours will be 6 a.m. to 10 p.m. every day. There will always be 1-2 employees on site during this time. They will also provide wash and fold service. They may also provide dry cleaning drop-off and pickup, but it will not be done on site. They will provide a vending machine for soap and may have soft drink and/or snack machines.

Mrs. Doyle asked about parking. Mr. Lauterwald will address the parking question, but Mr. Spengler indicated the lease requires the employees to park toward the back of the property, leaving the front available for customers.

Mr. Spengler then introduced Mr. Lauterwald, who was sworn in to give testimony. Mr. Shive acknowledged his qualifications, having testified many times before this board. The building was built about 1930. Three of the units are occupied, and this is the corner unit (adjacent to the parking lot). In the zone, this particular use is not specifically allowed, so they are requesting a variance. The ordinance does not allow for personal services, but he feels this is workable downtown.

Mr. Rodgers noted that, since this is a request for a use variance, there are six remaining members to take action on the application. The council members also stepped down at this time. Mr. Rodgers read the ordinance that addresses the types of uses approved in this zone. There are specific prohibited uses which do not include Laundromats. Mrs. Doyle said this is a service, not a retail use.

Mr. Lauterwald recalled prior uses of this property. The owner of the building has been looking for a less intense use. There are two small Laundromats nearby, but this is the only one that provides parking. They have been unable to rent to anyone with the permitted uses. Mr. Lauterwald noted there will be 12 spaces allotted to this use. Mr. Sabatino asked about the distribution of the 93 parking spaces in the lot; Mr. Lauterwald pointed out that they are listed on the plans, with the number of spaces allotted to each area. Mrs. Doyle asked if any spaces are rented with no relation to occupancy; Mr. Lauterwald did not know. The theater provides valet parking, but there is no consideration in this lot for the theater.

Mr. Spengler assured the board that there is no problem with this parking lot. Realistically, there has never been a problem. Mr. Sabatino insisted that each rental be marked with the number of parking spots available to that use. Mr. Spengler asked what the requirements are in this zone. Mrs. Doyle explained it has changed. For instance, for a store turning into a restaurant, the net gain must be addressed. There are no specific requirements for a Laundromat.

Mr. Joseph R. Petracca, treasurer/secretary of the company that owns the property, was sworn in to give testimony. He agreed to provide the number of parking spots available to each use. Mr. Sabatino asked for an accounting and stressed that he is not holding Mr. Petracca to a higher standard.

Restaurant:	08
Quick Service:	04
Barber shop	04
For rent:	04
Laundromat	09
Offices upstairs	24
A&D Food Store and	
Salvation Army	30
Apartments (8)	08

There are no agreements, Mr. Petracca assured the board, to allow these spaces to be used by anyone other than those tenants listed above. Mrs. Doyle suggested combining the lots so they cannot be sold separately. Mr. Petracca feels he is being singled out, since tenants across the street have no parking lot.

Mr. Lauterwald addressed the use variance. He said it has been impossible, after a year of trying, to get a tenant with a permitted use. This would provide a modern facility with parking. There are two other Laundromats on Main Street; both are small storefronts. The hardship is that the store is empty, and this would provide a rental.

Mr. Petracca had a lighting analysis done years ago. PSE&G recommended the lighting that now exists. Mr. Cilo expressed concern about an alleyway; Mr. Petracca indicated there are motion sensors in that area, but they are not shown on the plan.

Mr. Cliff Ross was sworn in to give testimony. He represents Metropolitan Laundry Machinery, and he explained the layout of the floor plan. There are folding tables and seating shown on the plan. Ms. Brnicevic expressed concern about the appearance from outside and the possibility of loitering outside. Mr. Petracca has the parking lot and sidewalk cleaned every morning.

Mr. Rodgers addressed the "special reasons." The applicant has to show that it is for the good of the neighborhood or the borough and would have a positive impact. Eliminating a long-vacant building might be deemed by the board to be good for the borough. You also have to show that there is no detriment to the neighborhood.

Ms. Ackerman asked why they feel there is a specific need. Mr. Ross explained that the type of equipment a modern laundry uses allows a customer to customize the wash cycle. They are environmentally sensitive and provide a facility that smaller laundries cannot provide. One of the Laundromats on Main Street is relatively new, but they feel there is enough demand to justify another one. Mr. Shive asked about the negative aspect of water use going to the sanitary sewer. Mr. Ross explained that this is considerably more efficient than private washing machines. Mr. Shive anticipated additional costs to the borough for sewer use.

Mr. Rodgers noted that showing the property cannot be used for the zoned purpose might justify its use for another purpose. Absence of negative criteria still must be expressed. Ms. Ackerman asked for details on the year-long search for retail tenants. Mr. Lauterwald said it has been empty since the flood (a year and a half). The nightclub would like to return, but they wanted a less intense use for the building. Mr. Petracca has never before, in 25 years, had to enlist a realtor to rent this property. The possibility of flooding has turned away many

prospective renters. There are so many empty stores, no one wants to look at them. They hope the Laundromat will provide a stable anchor and help the struggling pizzeria.

Mr. Lauterwald noted that the sign will comply with the ordinance. Windows will not have paper signs, and there will be no neon lights.

Motion by Mr. Sabatino to approve the application, seconded by Ms. Nicholson. Mr. Cilo suggested adding a condition that eight sets of plans be provided (Mr. Rodgers said this is automatic). Carried 6-0.

At this point, the three absent members returned.

RESOLUTIONS

Talmage Commons (Livco)

Motion to approve the resolution presented by Mr. Shive, seconded by Ms. Nicholson. Some board members have not had a chance to read the resolution. The owner is waiting for the resolution to show to the bank, and it has been a month since the board has met. Members are asked to read it in preparation for a vote on July 24. Mr. Rodgers invited board members to comment in the next couple of days.

Motion denied, 0-6.

Mr. Pilato noted that council agendas are sent out on Friday, with all attachments, for a Monday meeting. The board would like to have all documents and materials (including resolutions) 48 hours in advance of the meeting.

FUTURE APPLICATION SCHEDULE:

July 24: Lyons (05-08)
Burke (09-08)
Amendment of Redevelopment Plan (Carriage Park)

CONTINUED DISCUSSION ON COMPLETENESS:

#10-08, Klein (completeness)

Mr. Cilo recommended that the application be deemed complete. He wondered if "salvage" indicates junk or storage. Motion to declare the application complete presented by Mr. Sabatino, seconded by Mr. Shive and carried. Mrs. Malone will notify the applicant and schedule for August 14.

#06-08, Salvation Army (completeness)

A letter was received outlining the proposed use. Mr. Cilo recommended that the board deem the application complete. The internal layout was received today. Motion by Mr. Cerminara, seconded by Mr. Shive, to declare the application complete. Unanimous. Mrs. Malone will notify and schedule for August 14.

Mr. Cerminara said there is nothing that tells him what they intend to do. He would like to see variances for existing uses on the lot.

The following applications are still pending and require continued discussion on completeness:

Pulsinelli (04-08)

Gayeski (07-08)

ADJOURNMENT:

Mr. Cerminara presented a motion to adjourn the meeting at 11:00 p.m., seconded by Ms. Ackerman and carried unanimously.

Respectfully submitted,

Barbara A. Malone
Recording Secretary