

MARCH 16, 2016 MINUTES

A Regular meeting of the Township of Roxbury Planning Board was held on March 16, 2016 at 7:30 p.m. in the Municipal Building at 1715 Rt. 46, Ledgewood, N.J. After a Salute to the Flag Chairman Charles Bautz read the "Open Public Meetings Act".

ROLL CALL:

PRESENT: Tom Carey, Amy Overman, John Wetzel, Charles Bautz
Jaqueline Vitiello arrived at 7:35 p.m.

ABSENT: James Rilee, Michael Shadiack, Mike DiDomenico,
Shawn Pottillo, Robert DeFillippo, Bill Silcox

STAFF: Tom Germinario, Esq.
Russell Stern, P.P.
Paul Ferriero, P.E.

MINUTES: February 17, 2016

Motion to approve the minutes was made by Mr. Wetzel and seconded by Mr. Carey.

Ayes: Mr. Carey, Ms. Overman, Mr. Wetzel, Mr. Bautz

Abstain: None

Noes: None

MOTION APPROVED

Jaqueline Vitiello arrived at 7:35 p.m.

RESOLUTIONS: none

COMPLETENESS:

PBA-15-021 VALLEY NATIONAL BANK 250 Route 10, Block 5201, Lot 2

Minor Subdivision Application

Motion to deem complete was made by Mr. Carey and seconded by Mr. Wetzel.

Ayes: Mr. Carey, Ms. Overman, Mr. Wetzel, Ms. Vitiello, Mr. Bautz

Abstain: None

Noes: None

MOTION APPROVED

APPLICATIONS:

**PBA-15-023 RADHA KISHAN REALTY, LLC. 190 Mt. Arlington Blvd.,
Block 11301, Lot 16**

Minor Site Plan approval for a bar and package store in vacant tenant space. This application will be carried to the April 20, 2016 meeting with no further notice.

PBA-15-021 VALLEY NATIONAL BANK 250 Route 10, Block 5201, Lot 2
Minor Subdivision Application

Attorney Patrick Dwyer represented the applicant. This property was improved with a bank fronting Route 10 and a separate small office building which fronts on Main Street. They are subdividing the property into two lots to allow the rear lot to be sold separately.

This property was formerly two lots but was consolidated in 1995 by Resolution. Valley National Bank President Charles Huha and their Engineer Daniel Lapatka were sworn in. Mr. Lapatka was qualified as an Engineer and referred to Exhibit A-1, a colorized sheet dated: 10/27/15, revised January 14, 2016 that showed existing and proposed conditions. It showed the landscaped areas, buildings and sidewalks. The existing lot is 73,623 sf, the Bank fronts on Route 10 with a separate driveway entrance and exit; there are two other access driveways, one on Main Street and another on St. Teresa Terrace. They agreed to change the proposed lot numbers to 2.02 for the bank property and 2.01 for the vacant office building per the Tax Assessor's directive. After subdividing the property the bank lot would be 56,426 sf, with 58 parking spaces provided. A variance is needed for lot coverage but the coverage is non-conforming without the subdivision. They agreed to put in a landscape area instead of a parking space where the connecting driveway is to be eliminated per the professionals' recommendations. No new impervious coverage is proposed on the Bank property. Replacing the one way driveway on St. Teresa Terrace with a two way driveway on the other lot resulted in more coverage. They will put in a landscaped trash enclosure on the bank property. The 1600 sf vacant building was once a driving school. The existing enclosure will be improved on this lot. The dumpster at bank will have an enclosure and 6' wood, board on board fence, maybe shorter and will have a swinging gate. Exhibit A-2 was a sketch showing the location of the 8' x 16' dumpster enclosure with a concrete pad. They are installing a curb to eliminate the existing cut through and will replace it with a landscaped area. Two variances are required now that there is a new lot line for the parking setbacks on both new properties. They will improve the existing dumpster area which just has garbage cans and put in a fence.

It was clarified that they will rebuild the existing trash enclosure and put a new one on the separated bank property. They agreed to comply with all the other items in the reports.

Regarding the landscaping referenced Mr. Stern's report of March 9, 2016, they agreed to meet with Mr. Stern and comply with his landscaping recommendations. They will also provide a sketch of the garbage detail. They agreed to Mr. Ferriero's report of March 11, 2016 and drainage will be clarified on the plan. They will share the lighting until the property is sold and it will be the bank's responsibility to keep it operating. Then it will be separated.

The meeting was open to the public. No one from the public commented, the meeting was closed to the public.

With regard to Township Engineer Mike Kobylarz's report of March 14, 2016, they agreed to comply with his comments and will provide a handicap ramp detail and also repair interior curbs that are broken.

Motion to approve was made by Mr. Carey and seconded by Ms. Overman.

Ayes: Mr. Carey, Ms. Overman, Mr. Wetzel, Ms. Vitiello, Mr. Bautz

Abstain: None

Noes: None

MOTION APPROVED

OLD BUSINESS:

NEW BUSINESS:

CORRESPONDENCE:

OPEN TO THE PUBLIC: No one

Motion to adjourn was made at 8:00 p.m.

FOR THE PLANNING BOARD

TOWNSHIP OF ROXBURY

Eugenia Wiss, Board Secretary