

ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC LAW 1975 AND BY RESOLUTION 2004-7, WITH THE REQUEST OF THE HOME NEWS TRIBUNE AND THE SENTINEL NEWSPAPERS TO PUBLISH SAME, AND THIS ANNOUNCEMENT MUST BE ENTERED INTO THE MINUTES OF THIS MEETING.

A meeting of the Planning Board was held on October 15, 2013, commencing at 7:00 PM in the South River High School, 15 Montgomery St., South River, NJ.

Present were: Mr. Anthony, Mr. Butewicz, Mr. Eppinger, Mr. Evanovich, Mr. Guindi.

Also present were Mr. Barlow, Attorney, Mr. Koch, Engineer and Mr. Bletcher the Planner.

Absent were, Mr. Beck, Mr. Clancy, Mr. Davis, Mr. Frost, and Ms. Urbanik.

Because of the absence of the Chair and Vice Chair the Board took a vote on whom should be Acting Chair for the night Mr. Anthony was elected Acting Chairperson.

The minutes from September 13, 2013 were approved on a motion by Mr. Guindi with a second by Mr. Eppinger, all present approved.

BOARD BUSINESS & CORRESPONDENCE:

There was no board business or correspondence.

BILLS:

The Home News Bills from July and August 2013 were ordered paid on a motion by Mr. Eppinger with a second by Mr. Guindi, all present approved.

PUBLIC HEARING

2013-9 E. Andre Realty, LLC 223 William St., Block 82.1, Lots 1.1 & 1.2 construction, storage yard and office. A copy of CME's Report was accepted regarding E. Andre. Mr. James Clarkin Attorney made the presentation for the Applicant. He introduced Mr. Andre, owner of E. Andre, and John Buletza, the engineer. Mr. Clarkin gave a description of the planned improvements to the premises. He told the Board that the main building would contain three offices, a restroom, reception area, conference room, lunch area and two garage bays which will be 1354 square feet. The additional building will be storage and have an area of 1560 square feet.

A-1 Interior Plans 7-1-2013 revisions were given. Regular Office hours will be Monday to Friday 7 am to 5 pm, some Saturday during peak season. As of today there are 10 employees, peak season 15, winter only 2. Only 2 report to the business office, the rest report to the job site. Deliveries are on a once a month for Sand/stone/wire mesh.

The applicant agreed to pave the front portion within three years of approval-driveway, aisle way and parking in front of building.

Mr. Andre has 17 years of experience in this field. There are 2 gates that go to the back area, willing to give fire/rescue and police access. Equipment is started up at approximately 6 am to get ready for the day and this is a large industrial area.

Mr. Butewicz wanted to know specifically where he was going to pave, so there is no confusion down the road. Mr. Eppinger commented that it is an improvement to the land now and then was concerned about handicapped access parking. Only front needs to be paved as he understands construction equipment is better on stone.

Mr. Clarkin introduced Mr. Buletza who now has a Planner License to go with his Engineers License.

Mr. Buletza presentation included a laminated site plan with parking lines overlaid and is marked as Exhibit A2, he stated that all bulk requirements were met. The property included a one story building needing improvement, that they were removing the trailer and also removing 3200 square feet of concrete east of the building in the rear which is noted on page 2 of the plans. They will be construction two loading ramps and raise the walls by twelve feet (maximum 40' in zone) making 22' one story building. They will also stripe the front parking area for 15 spaces plus 9 more in rear with concrete stops to the sidewalk and front door. @9800 paving area. They will be using black stone which is very stable and good for parking and could be painted as well.

Landscaping is on page 4 of the plans and will consist of three types of street trees which will be in front of the building and on the William Street Right of Way. The lighting improvement are on page 5 and will consist of 5 kin lighting, which packs 20' on front wall and a small amount of light with spillover to the neighbors property. They will have a freestanding sign which is on page 7 and internal lighting.

In the William Street Right of Way due to the irregular lines of the property it is 40' instead of 10'

Regarding the Drainage they are removing 3200' of concrete with the storm water management to be redone with paving meeting with CME's approval. A motion was made to accept the two reports by Mr. Eppinger with a second by Mr. Guindi, all present approved.

CME REPORT:

No 1. No action

No 2 talked about

No 3 will comply

No 4 Tenant? possibly one in construction business, would occupy some storage and portion of fence in rear of area.

No 5 Talked about underground survey utilities, etc, if no utilities suggest to vacate Right of Way location and distance from curb final approval by the Town Council..

No 6 How to regulate to insure paving done within three years, maybe a bond, Mr. Clarkin mentioned the delay of paving was due to financial reasons so this was asked to be waived. Mr. Barlow and Clarkin agreed that if the property changes ownership the paving must be done before it changes title, there will be a temporary variance from date of acceptance, and the parking must be ADA Compliant.

No 7 Add Stop Sign exiting parking lot

No 8 There is no County approval needed but there is Freehold compliance needed.

No 9 The taxes are current.

No 10 None

No 11 Must Pay Mrs. Hermstedt monies due within a couple of days.

PLANNING REPORT:

- A Government approval
- B Tonight
- C Fencing and two gates proposed six chain link with two gates.
- D Testimony one tenant at most.
- E Plan note prohibited-yes,
- F Gravel vs. Pavement
- G Solicit Police, Fire and EMS and comply and give access.
- H Rear ramp dropped from plan and would be added back in

Issue about minimum parking spaces-Mr. Bletcher needs official plan to give actual number. 1075' office space + 1350' garage + 1560 storage = 3900'. Building measures 4933x89.9=4432'. Based on these it should be 15 parking spaces-no parking variance needed for the count.

Height increase for equipment to be able to get inside the building, equipment is 12' x20' high. No Messene in the building.

Mr. Bletcher said that they needed a variance or design waiver. The variance ordinance: says that the pavement from parking wrapping on side of rear left corner by gate and end by front property line tying in apron curb or right of way. The property is Land Locked due to the Right of Way. with the width of the back out space is 24', with a two way drive aisle behind the parking spaces with the pavement to the front property line and tie in at the apron..

The property is located in a L1 zone the maximum size of the sign should be 10' and the proposed sign is 12', so he would need a variance if the right of way is vacated.

This application was opened to the public hearing none it was closed on a motion by Councilman Guindi with a second by Mr. Eppinger, all present approved.

Comments from the Board, Mr. Butewicz asked to submit requirements to EMS and the Police Mr. Eppinger stated the improvements are great and that the gravel in the back is alright and that the right of way with the sign is also alright. Councilmen Guindi said that it was a good idea, making the eye sore to business friendly and Mr. Evanovich had no comment. Mr. Bletcher read a report from the Code Enforcer with stated that the trailer/shipping container should be considered temporary with up to 14 continuous days and no more than 60 days and that there should be no permanent trailers for storage.

Mr. Barlow recommended that the Site Plan be approved with everything noted: 15 paved spaces within three years, 12' sign and that there is no objection in right of way, and that if he has any tenants that he has only one, that the property be available to the EMS and the Police and Fire. That he send to CME all updated plans. That they comply with the reports from CME and Bignell Planning.

A motion to adjourn was made by Mr. Eppinger with a second by Councilman Guindi, all present approved.

Respectfully submitted,

M. Anita Hermstedt, Secretary

from notes made by Mrs. Beck, with heartfelt thanks.