

**Township of South Hackensack
PLANNING BOARD
August 16, 2010
7:30 p.m.
MINUTES**

At 7:35 p.m. this meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was provided to The Record and The Herald News and by posting a copy of the meeting notice on the bulletin board in the clerk's office where notices are customarily posted.

The Vice-Chairman led the Flag Salute.

The Secretary called the Roll.

Members Present

Butch Walsh
Pat Spadavecchia
Ray DeRiso
Anthony Vigilanti
James Anzevino- Arrived Late
Frank Cagas – Arrived Late
Vincent Stefano – Arrived Late
Leo Rossi – Arrived Late
John Schettino, Esq.

Members Absent

Frank Capolupo
Boswell Engineering

Minutes

Spadavecchia **motioned**; Vigilanti **seconded** to approve the Minutes of June 21, 2010. Yes: Vigilanti; DeRiso. Abstain: Spadavecchia; Walsh
Absent (5): Anzevino; Cagas; Stefano; Rossi; Capolupo.

New Business

SIGN VARIANCE

PB 2010 - 04

Restaurant Depot, LLC,
d/b/a Crazy Roni's Beverage Center
69A Wesley Street
Block: 55 Lot: 2.02

William Sullivan, Esq.
Scarinci & Hollenbeck, LLC
1100 Valley Brook Avenue
Lyndhurst, NJ

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The study area contains a cemetery and NJ Transit right of way, excluding those two properties the study area is 23.96 acres located in the C – Industrial Zone. The surrounding communities consist of: Garfield, Lodi, Wallington, Hasbrouck Heights and Wood-Ridge.

The existing land use conditions are of mix light industrial and automotive related uses, truck and vehicle storage, commercial use, private school and nonconforming residential use. The lots are undersized and very odd shaped. There are multiple buildings on individual lots or overlapping on multiple lots resulting in overcrowding and an undesirable site layout. There is a presence of conflicting and incompatible land uses. There are a number of vacant buildings. The physical condition of buildings and sidewalks and parking areas are declining. Certain areas of concern are located in the 100 year flood plain.

The surrounding area characteristics consist of the Felician College, which is located in the Borough of Lodi to the northeast of the study area. There is mixed use commercial and residential northwest and west in Garfield. The Woodridge Industrial Park is located in the Borough of Woodridge to the southeast. The proposed Westmont Station Redevelopment Project consists of 737 new residences, a new train station, 125,000 sq. ft. of commercial space, eight acres of public recreation space and an events plaza for community/social gatherings. Both the proposed Westmont train station and the existing Garfield train station are located with ¼ mile of the study area. Southwest of the study area are the railroad tracks an industrial building and a large multi-family development located in the Borough of Wallington.

The most recent Master Plan Reexamination Report was prepared in 2008 by Maser Consulting and was adopted on July 21, 2008. The 2008 Master Plan Reexamination Report contained the following recommendation: "It is recommended that the Township investigate the Garfield Park neighborhood as an area in need of redevelopment. The Garfield Park neighborhood is a mixture of industrial, residential and commercial establishments. The existing residential homes are non-confirming uses. Also, many of the structures in this neighborhood are located within the 100 year flood plain and have occasion to be inundated with water."

Rationale for the recommended change is based upon the following: changed conditions in the study area, limitations of existing zoning, the presence of undersized and overcrowded lots, influence of changes in land use in the surrounding communities, and consistent with 2008 Master Plan recommendation.

Alternative #1: Amend the existing zoning to incorporate Mixed-Use development as a conditional use in the existing C District – Industrial Zone. Specific conditions would be incorporated into the ordinance to accommodate the proposed mixed-use. This would allow all of the existing uses that are also permitted in the zone to remain and not become nonconforming uses.

Alternative #2: Discard the current zoning in its entirety and to establish a completely new set of regulations with new uses and new bulk criteria. The area be rezoned in order to accommodate mixed use residential, commercial, retail and office type uses and eliminate the industrial and automotive related uses in the area as those uses are not compatible with the proposed residential and commercial uses. This would render the existing industrial and automotive uses nonconforming.

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Potential Zoning Criteria:

Standards for Mixed-Use Developments: The purpose of the Mixed-Use District is to encourage greater flexibility in future land use and to provide for the coordinated development and redevelopment in the area. The goal of the district is to establish a mixed-use with a compact design, which is pedestrian friendly with primary focus on the physical form and character in the area. In order to utilize the provisions of the Mixed-Use Development District a minimum land area of 5 acres must be assembled. If the minimum land area is assembled the developer can then develop the site in accordance with this section. The intent and purpose is to encourage the coordinated redevelopment of the area.

The permitted use consists of Mixed-Use development with retail or commercial use on the ground floor with multi-family residential or office use on upper floors. The Bulk Requirements would be minimum to utilize Mixed-Use Zoning. Minimum Lot Area: 5 acres; Minimum Lot Depth: 300 Feet; Minimum Lot width: 300 feet; Maximum Density: 30 units per acre; Maximum Building Height: 4 stores. Floor Area Ratio (FAR), Maximum Building Coverage, Maximum Impervious Coverage, Building Setback Requirements, Building Orientation and Buffer Requirements are to be determined. Buildings located on the same lot must maintain a separation not less than the height of the taller building. (For example if a building has a height of 40 feet than it must be no close than 40 feet to another building on the same lot that is an equal or lesser height).

Parking stall size – 9 ft x 18 ft; aisle widths – 24 ft; parking located in rear of yard and not visible from street. Require landscaped islands to be provided in between parking spaces that are head to head. Parking for residential use shall comply with the Residential Site Improvement Standards (RSIS). Parking for nonresidential use shall comply with the standards of the Township of South Hackensack.

The Economic Impact Analysis was not complete and should be completed by end of August. Kauker will supply the Board with a complete report by then. DeRiso requested that Kauker forwarded the copies to the Board Secretary so she may distribute the copies to the appropriate departments, i.e. police, fire, etc. DeRiso also requested the police, fire and ambulance departments respond to the Board by next meeting of September 20, 2010.

Meeting Open to the Public

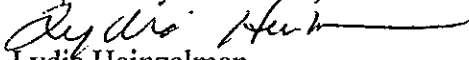
There were no comments.

Board Discussion

None

At 9:40 p.m. Stefano motioned; Spadavecchia seconded to adjourn. All in favor.

Respectfully Submitted,


Lydia Heinzelman
Secretary

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