

**Township of South Hackensack  
PLANNING BOARD  
December 20, 2010  
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 Chairman led the Flag Salute.  
The Secretary called the Roll.

**Members Present**

Pat Spadavecchia  
Anthony Vigilanti  
Frank Cagas  
Vincent Stefano  
Ray DeRiso  
Frank Capolupo  
Leo Rossi - Arrived 7:40 PM  
Butch Walsh – Arrived 7:45 PM  
John Schettino, Esq.

**Members Absent**

James Anzevino  
Boswell Engineering

**Minutes**

DeRiso **motioned**; Vigilanti **seconded** to approve the Minutes of August 16, 2010.  
All in favor.

DeRiso requested a correction of the Minutes of September 20, 2010 Meeting. He indicated that there was not enough information in the minutes regarding 71 Saddle River Road Application. Minutes will be corrected.

Stefano **motioned**: DeRiso **second** to carry the minutes of September 2010 to the next meeting. All in Favor

The Board decided to hold the January meeting on Tuesday, January 11, 2011 and the February meeting on February 22, 2011.

Rossi joined the meeting.

December 20, 2010

## Correspondence

Stefano **motioned**; Spadavecchia **seconded** to accept the correspondence listed and place them in the appropriate files. All in favor.

Walsh joined the meeting.

## Old Business

### Resolution – Withdrawal of Application

#### PB2010-03

**Bruno**

**310 Huyler Street**

**Block: 37 Lot: 1, 54**

**Variances**

To accept withdrawal of application: **Yes: Stefano, Spadavecchia, Capolupo, Walsh, Cagas, Vigilanti, Rossi and DeRiso.**

## New Business

#### PB2010-05

**McDonald's Corporation**

**319 Route 46**

**Block: 1.05 Lot: 3.01**

**Site Plan Review**

John Wychiskale

Attorney representing McDonald's

Application to an existing restaurant located on Route 46 both in South Hackensack and Little Ferry. This existing restaurant was approved by both Municipality's Boards in 1999. McDonald's has been under a national franchise renovation, changing the interior and exterior appearance of the building. They are before the Board for the parking lot which is located in the South Hackensack.

Sworn in

Keith Cahill

Bolar Engineering

Civil Engineering

Board accepts Cahill as expert in civil engineering.

Exhibit A-1 – Ariel Survey, prepared by Bolar Engineering, dated 12/20/2010. Property is 1.73 acres: 50% in each S. Hackensack and Little Ferry with an access street that goes from the parking lot to E. Main Street. The building is located entirely in Little Ferry.

December 20, 2010

Exhibit A-2 -- As-Built Survey, prepared by Control Point Associates, dated 8/4/2000. The property located in South Hackensack is the parking lot and the access street to S. Main Street. Existing building is approximately 3,570 sq. ft. with 74 seats existing, the existing impervious coverage for this site 58%. McDonald's corporation is looking to increase the efficiency of their drive thru operations. The drive thru business has increased to as much as 70% in some areas.

Exhibit A-3 -- a color rendering of the site plan, prepared by Boller Engineering, dated 9/10/2010. This is a color rendering that overlays with the zoning notes, etc. The major change in a site prospective will be the modification of the driveway. The access points to the rear of the site out to Main Street and the access point to route 46 is exactly the same. We are doing is modifying where the menu boards for the ordering and the queue lanes will sit for the drive thru. Existing conditions there is only 40 feet between the window you pay and placement to order and could fit only 2 vehicles. Menu board to the parking lot could only queue 3 vehicles. With more than 3 vehicles the traffic is backed up to the parking stalls.

Proposed configuration the menu boards would be moved significantly away from the pay window. Which are 100 feet away and two menu boards which McDonald's call the tandem layout. There would be two locations to order and queue 5 vehicles before the payment window. Menu board additional 3 vehicles that would not impact the drive aisles. The number of parking stalls is being reduced from 47 to 37. Because the demand for the drive thru is greater the demand for parking stalls is not as high for the interior store. 30 parking requirements are required.

The existing menu boards are south of the building and 40 feet from the pay window. New 100 feet from pay window and location in the south-west of existing bldg. One menu board will be located in Little Ferry the other in South Hackensack. South Hackensack has a sign ordinance that allows 16 sq. ft. the size of the menu board is 43 sq. ft. A variance will be requested a waiver for the size of the sign.

Impervious coverage will be reduced and a larger green island will be installed. Repair the parking lot as necessary, sealing coating and stripping as on the plan.

**Open To The Public** -- No comments.

Capolupo **motioned**; Spadavecchia **seconded** to grant a waiver for the sign  
**YES:** Stefano, Spadavecchia, Capolupo, Walsh, Cagas, Vigilanti, Rossi and DeRiso.

**PB2010-06**

**Bruno**

**310 Huyler Street**

**Block: 37 Lot: 1, 54**

**Minor Subdivision, Site Plan, Variances**

Schettino requested secretary to obtain notices for proof of mailing. Schettino stated that 292 Huyler Street – Competellio was on list and the notice was sent to 426 Chestnut Street which is the tax mailing address. He advised Mr. Competellio that the addresses listed for the notice are the tax mailing address and where the notices will be mailed. Applicant's only obligation is to send it.

**INAUDIBLE ON TAPE**

Attorney

Substituting for William Lindsey (attorney for 310 Huyler Street).

William Lindsey could not attend the meeting due to a conflict. At this conjecture the substituting attorney requested to carry the matter to next month. The architect could not make the meeting.

Cagas **motioned**; DeRiso **second**; to adjourn to next month's meeting with renotification by mail and newspaper. **Yes:** Stefano, Spadavecchia, Capolupo, Walsh, Cagas, Vigilanti, Rossi, DeRiso.

In January the meeting will be held on Tuesday, January 11 at 7:30 and February is the 22<sup>nd</sup> and thereafter is the third Monday of the month.

**Meeting Open to the Public**

There were no comments.

**Board Discussion**

Stefano stated that it was a pleasure working with everyone on the Planning Board this past year.

At 8:40 p.m. Cagas **motioned**; Stefano **seconded** to adjourn. **All in favor.**

Respectfully Submitted,



Lydia Heinzelman  
Secretary

December 20, 2010

RESOLUTION

PLANNING BOARD OF THE TOWNSHIP OF SOUTH HACKENSACK

DATED: DECEMBER 20, 2010

Whereas, Luigi Bruno, has applied to the Planning Board of the Township of South Hackensack under Case No. PB No. 2010-3 to demolish an existing structure on Lot 1 and join Lots 1 and 54 to construct a retail store and 7-11 convenience store on premises located at 310 Huyler Street, South Hackensack, New Jersey and designated as Lots 1 and 54, Block 37 on the tax assessment map of the Township of South Hackensack; and

Whereas, the applicant's attorney submitted a letter requesting permission to withdraw their application prior to the November 15, 2010 hearing and the rendering of a decision by the Board; and

Whereas, the Board granted the applicant's request to withdraw the application without prejudice subject to the applicant reimbursing the Board for attorney's fees incurred on the application; and

Whereas, the following Board Members were present at the December 20, 2010 meeting and voted to withdraw the application without prejudice: Mayor James Anzevino, Vincent Stefano, Chairman, Butch Walsh, Pat Spadavecchia, Anthony Vigilanti, Ray De Riso, Leo Rossi and Frank Cagas; and

Whereas, pursuant to N.J.S.A. 40:55D-10(a), said decision must be reduced to writing; and

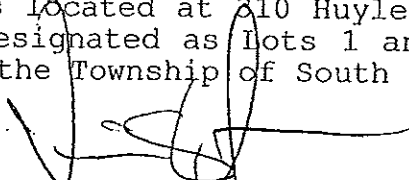
Whereas, on December 20, 2010, the Planning Board of the Township of South Hackensack in an open and public session, does hereby adopt, ratify and confirm the following as its findings of fact and conclusions of law:

1. The applicant is the tenant of premises known as Lots 1 and 54, Block 37 on the tax assessor's map of the Township of South Hackensack, also known as 310 Huyler Street.

2. Prior to the hearing date of December 20, 2010 the applicant submitted a letter requesting the withdrawal of its application.

Now, therefore be it resolved that the Planning Board of the Township of South Hackensack hereby approves the applicant's request to withdraw its application without prejudice under Case No. PB NO. 2010-3 to demolish an existing structure on Lot 1 and join Lots 1 and 54 to construct a retail store and 7-11

convenience store on premises located at 310 Huyler Street, South Hackensack, New Jersey and designated as Lots 1 and 54, Block 37 on the tax assessment map of the Township of South Hackensack.

  
 \_\_\_\_\_  
 Vincent Stefano, Chairman

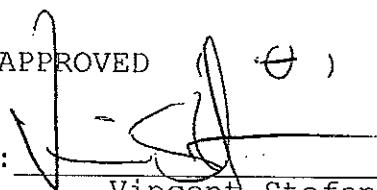
DATED:

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>No Vote</u>
James Anzevino, Mayor				
P. Spadavecchia	✓			
B. Walsh	✓			
F. Cagas	✓			
A. Vigilanti	✓			
R. DeRiso	✓			
L. Rossi	✓			
V. Stefano				ABSENT
F. Caputo				X

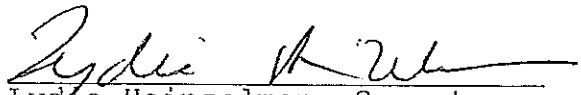
APPROVED (8)

DISAPPROVED (0)

Attest:   
 \_\_\_\_\_  
 Lydia Heinzelman  
 Secretary

Approved:   
 \_\_\_\_\_  
 Vincent Stefano  
 Chairman

I hereby certify the foregoing to be a true copy of a resolution adopted by the Planning Board at a meeting held on the 20<sup>th</sup> day of December, 2010.

  
 \_\_\_\_\_  
 Lydia Heinzelman, Secretary

CERTIFICATION TO THE RESOLUTION  
OF THE TOWNSHIP OF SOUTH HACKENSACK

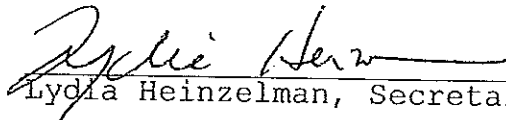
DATED: DECEMBER 20, 2010

REGARDING THE APPLICATION OF:

LUIGI BRUNO

APPLICATION NO. 2010-03

I hereby certify that the foregoing resolution truly represents the resolution passed by the Planning Board of the Township of South Hackensack on December 20, 2010, 8 members present voting affirmatively, 0 members voting in the negative, and 0 members abstaining.

  
Lydia Heinzelman, Secretary

The newspapers of **New Jersey** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web ([www.PublicNoticeAds.com](http://www.PublicNoticeAds.com)), not scattered among thousands of government web pages.

**County:** Bergen

**Printed In:** The Record, Hackensack

**Printed On:** 2010/12/25

**SOUTH HACKENSACK PLANNING BOARD  
PUBLIC NOTICE**

NOTICE is hereby given that the Planning Board of the Township of South Hackensack, by resolution duly adopted on December 20, 2010 for the reasons set forth in its resolution of that date, accepted the withdrawal of the application of Lugi Bruno, and designated as Block 37 Lots 1 and 54 and more commonly known as 310 Huyler Street, South Hackensack, New Jersey, to demolish an existing structure on Lot 1 and join Lots 1 and 54 to construct a retail store and 7-11 convenience store. A copy of that resolution is on file in the office of the Township Clerk, 227 Phillips Avenue, South Hackensack, New Jersey, and is available for inspection by member of the public during the regular business hours of that office.

Lydia Heinzelman

Board of Adjustment Secretary

Dec 25, 2010-fee:\$23.63 (25) 2996506

**Public Notice ID: 15296940**



**Township of South Hackensack  
PLANNING BOARD  
February 24, 2011  
MINUTES**

At 7:30 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 Chairman led the Flag Salute.  
The Secretary called the Roll.

**Members Present**

Darren Allen  
Frank Cagas  
Al D'Ambrosio  
Leo Rossi  
Anthony Vigilanti  
Walter Eckel  
John Schettino, Esq.  
Elliot Sachs, Boswell Engineering

**Members Absent**

Pat Spadavecchia  
Ray DeRiso  
Frank Capolupo

**Correspondence**

D'Ambrosio **motioned**; Eckel **seconded** to accept the Correspondence listed and place them in the appropriate files. All in favor.

**Old Business**

**PB 2010-05 McDonald's Corporation**

**Block: 1.05 Lot: 3.01  
Landscape Approval**

Legal representative for McDonald's requested in writing for the matter to be carried to the Board's March 24<sup>th</sup> meeting. The landscape plans will be complete for March's meeting.

**PB 2010-06 - 310 Huyler Street**

**Block: 37 Lots: 1, 54  
Revised Site Plan Drawing -Minor Subdivision, Site Plan, & Variances**

William Lindsley, Esq. requested an adjournment to the next Planning Board Meeting, March 24. No further notice is required.

**D'Ambrosio motioned; Eckel seconded to adjourn this hearing to the March 24, 2011 meeting.** Roll Call Vote: 6 Yes – Allen, Cagas, D'Ambrosio, Rossi, Vigilanti, Eckel.

February 24, 2011