

Township of South Hackensack
PLANNING BOARD
June 21, 2010
7:30 p.m.
MINUTES

At 8:10 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

James Anzevino
Vincent Stefano
Leo Rossi
Ray DeRiso
Anthony Vigilanti
Frank Capolupo

Members Absent

Frank Cagas
Butch Walsh
Pat Spadavecchia
John Schettino, Esq.

Minutes

Anzevino **motioned**; Rossi **seconded** to approve the Minutes of May 17, 2010.
All in favor.

Correspondence

Anzevino **motioned**; DeRiso **seconded** to accept the Correspondence listed and place them in the appropriate files. All in favor.

Old Business

Adoption of Correction to Resolution:

PB Application #2010-01
490 Huyler Street LLC
490 Huyler Street – Block 23.02 Lots 4,5
Letter dated 5/26/10, Kristen Lutz of Basralian's office, Resolution Page 5, Item 8, stating "43 acres" should be "4.3 acres".

Anzevino **motioned**; Vigilanti **seconded** to adopt correction to the resolution;
all in favor.

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New Business

Conceptual Review – Proposed Retail Stores

Lugi Bruno
Teggiano's Restaurant
310 Huyler Street
Block: 37 Lot: 1

Mike Napolitan – Architect/Planner
445 Hudson Street
Hackensack, NJ

Napolitan stated that the existing 7,500 sq. ft building would be removed and replaced with a one story 7,000 sq. ft. building housing two retail shops. The first consists of 3,000 sq. ft and would house 7-Eleven. The second would be 4,000 sq. ft. and does not yet have a prospective renter. A parking variance will not be sought since there are 23 parking spaces as required.

DeRiso stated that 24 parking spaces are required and they are minus one parking space. The calculation comes to 23.3 requiring the additional 1 space bringing it to 24. Unless they seek a parking variance. He noted that the current plan does not show the 4'-5' rear yard setback and the residential/commercial zones. He requested that Napolitan submit revised plan showing the 4'-5' rear yard set back and the residential and commercial zone.

Anzevino questioned where the truck bay is located, and how often deliveries are made. Napolitan stated that there are double doors, not a loading dock and the deliveries are one trailer truck a week early in the morning when the parking lot is basically empty. DeRiso stated that by Code, a 15' x 50' loading dock is required and questioned where the loading dock for the 2nd store is located. Napolitan stated that they are seeking a variety store that would not need it. Rossi inquired how wide the alley was and DeRiso asked if it was a blind alley. Napolitan stated the alley was 3' – 3 ½ feet and it was a void area – blind alley.

DeRiso requested the applicant to submit revised site plan with adjacent properties in order to see where the residential properties and blind allies are. The 6% landscape coverage would be in what area? Also, the site plan states the lot coverage is 37%, it looks like 94% lot coverage. This would require a variance since the max. coverage is 50%. The landscape required is 30% your site plan states 6%. Where is the 2nd Emergency Exit? And what happens when a tractor trailer comes in, you lose 4 parking spaces? If 7 Eleven does not work out? It seems that the footprint in being enlarged, and that the building is too big on an odd shaped lot.

Napolitan stated the 2nd emergency exit in the back and the tractor trail will come in early in the morning, These four spaces are for employees parking. He stated that he would design the building 3% smaller for the one parking space required, add a loading dock, put rear doors, and show the calculations for the existing footprint. These are preliminary drawings with an old survey. The new survey will be provided. 7-Eleven has a 25 year lease.

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Anzevino asked if the entrance doors have a common lobby. And if the building will be one story with 25' height? How will the tractors get in and out?

Napolitan stated the entrance doors do not have a common lobby and each door will open directly into the retail space. Although the site plan states 25" building height the building will be only 18" high and there is no contemplation of a second floor. The delivery trucks will be straight jobs not tractor trailers. 7-11 wanted to see on the plans if the trailers would manage the parking lot. The trailers would enter the parking lot on East Wesley Street.

Rossi stated if the auto body caught on fire the 2nd store will also catch on fire. The firefighters could not fight the rear fire except by the roof since the building is ¾ landlocked.

Anzevino stated the lot is over built but adds value to the property. DeRiso stated the proposed plan required 5-6 variances.

Anzevino requested new plans with the building flipped on the site plan, Bringing the larger building towards Huyler Street. Twelve copies shall be provide to the secretary, Lydia. Also, a sign variance will be required for the 7-Eleven pole sign.

Napolitan stated he would provide the information the Board has requested.

Meeting Open to the Public

There were no comments.

Board Discussion

Anzevino stated that a downtown streetscape zoning ordinance might be something to consider. A downtown streetscape zoning ordinance could bring uniformity of exterior appearances such as signs, awnings, lighting and store fronts.

DeRiso inquired with the possible Teterboro dismantling, if the Condemn Motors application before the Board should be suspended. Anzevino indicated to wait another month to see if the legislation is passed.

At 9:10 p.m. DeRiso motioned; Rossi seconded to adjourn. All in favor.

Respectfully Submitted,



Lydia Heinzelman
Secretary

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