

**Township of South Hackensack
PLANNING BOARD
January 11, 2011- Reorganization
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 Chairman led the Flag Salute.
The Acting-Secretary called the Roll.

Members Present

Walter Eckel	Frank Cagas
Darren Allen	Anthony Vigilanti
Pat Spadavecchia	Leo Rossi
Raymond DeRiso	Frank Capolupo
Al D'Ambrosio	John Schettino – PB Attorney

Oath of Office

John Schettino administered the Oaths of Office to:

Walter Eckel, Jr. – (Class I – Mayor).....1 yr. term/expire 12-31-2011
Raymond DeRiso - (Class II).....1 yr. term/expire 12-31-2011
Frank Cagas – (Class III).....1 yr. term/expire 12-31-2011
Anthony Vigilanti - (Class IV).....4 yr. term/expire 12-31-2014
Al D'Ambrosio - (Class IV)..... . 4 yr. term/expire 12-31-2014
Darren J. Allen – (Class IV).....unexpired term V. Stefano expire 12-31-2011

Re-Organization

Spadavecchia **motioned**; Cagas **seconded** to appoint Al D'Ambrosio as **Chairman** to the Planning Board. **Vote: Yes:** Eckel, Allen, Spadavecchia, Capolupo, D'Ambrosio, Cagas, Vigilanti, Rossi, DeRiso.

Eckel **motioned**; D'Ambrosio **seconded** to appoint Frank Capolupo as **Vice-Chairman** to the Planning Board. **Vote: Yes:** Eckel, Allen, Spadavecchia, Capolupo, D'Ambrosio, Cagas, Vigilanti, Rossi, DeRiso.

Resolution No. 2011-01

DeRiso **motioned**; D'Ambrosio **seconded** to appoint Lydia Heinzelman as Secretary to the Planning Board. **All in favor.**

Resolution No. 2011-02

D'Ambrosio **motioned**; Vigilanti **seconded** to **appoint John Schettino as legal counsel** for the Planning Board. **All in Favor.**

Resolution No. 2011-03

D'Ambrosio **motioned**; Cagas **seconded** to appoint Boswell Engineering as Township **Engineer**. **All in Favor.**

Correspondence

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

Board Discussion

Schettino requested to schedule the 2011 Planning Board Meetings on either the 2nd or 4th Tuesday of each month. The Board decided on the 4th Thursday of each month.

D'Ambrosio **motioned**; Spadavecchia **seconded** to hold monthly meetings on the 4th Thursday of each month. **Vote: Yes:** Eckel, Allen, Spadavecchia, Capolupo, D'Ambrosio, Cagas, Vigilanti, Rossi, DeRiso.

Old Business

Memorialize Resolution
PB 2010-05 McDonald's Corporation
Block 1.05 Lot 3.01

The applicant required a landscape plan for final approval from the Township Engineer. The applicant will be carried to next month's meeting, February 24, 2011 without further notice. Board secretary to notify applicant.

New Business

PB Application #2010-06
310 Huyler Street
Block 37 Lot 1, 54
Minor Subdivision, Site Plan & Variances

Emil Cuccio, Esq., 45 Essex Street, Hackensack, NJ, represented the applicant.

Gregory Polyniak, Neglia Engineering, 34 Park Avenue, Lyndhurst, NJ testified as professional engineer, and planner.

Brian Intinidola, Neglia Engineering 34 Park Avenue, Lyndhurst, NJ testified as professional engineer in traffic study.

Ray DeRiso, Zoning Officer for the Township of South Hackensack, testified regarding the matter.

Elliot Sachs, P.E., Boswell Engineering, Township Engineer testified regarding the matter.

Exhibit A-1, Survey dated 12/11/2010, Block: 37 Lots 1, 54, 310 Huyler Street.

Exhibit A-2, Site plan dated 12/21/2010.

Exhibit A-3, Site Plan dated 05/09/11.

Exhibit A-4, Storm Water dated 05/09/11.

Exhibit A-5, Truck Maneuvering Exhibit dated 05/09/11 sheet TR-EX1

Exhibit A-6, Truck Maneuvering Exhibit dated 05/09/11 sheet TR-EX2

Exhibit A-7, Sign Detail, dated 05/09/11.

Exhibit A-8, Exterior Rendering, dated 05/09/11.

Exhibit A-9, Lighting Plan, dated 05/09/11

Exhibit A-10, Construction Details, dated 05/09/11.

Applicant, Luigi Bruno, applied for site plan approval and variances for parking stall size, front yard, lot coverage, rear yard, landscaped open space area, loading spaces, waiver for signage and minor subdivision in order to demolish an existing structure and construct a retail store and 7-11 convenience store on property located at 310 Huyler Street, Lots: 1, 46 & 54 in the Township of South Hackensack.

The property is a corner lot and is located on the northeasterly corner of Huyler Street and East Wesley Street in the "B" commercial zone with a small parcel in the "C" industrial district abutting on "A" residential zoning district pursuant to Township Ordinances.

There is an existing 150 seat restaurant with a second story office and 50 parking spaces, planter boxes and no landscaping. The property is worn and tired with a one end parking area which is unsafe. The existing structure has a preexisting nonconforming front yard, side yards, landscaped area, lot coverage, loading area, space size, and parking aisle. The applicant proposes to demolish the restaurant and construct a 5400 sq. ft. building; 3000 sq. ft. will be for a 7'11 store and 2400 sq. ft. for retail space.

The building will be constructed of precast fiber cement, brick panels, accent strips on the top and corners. A landscape buffer with shrubs and trees will be along the street with an 1800 sq. ft. green roof. The landscaped area will be sprinklered.

A minor subdivision of 437 sq. ft. is necessary to eliminate the split zone and follow the zone boundary line. No variances are necessary for the minor subdivision. The site will have two separate driveway accesses. One on East Wesley Street will have dual access and one on Huyler Street with a right in and right out and left in, no left out. This access is subject to Bergen County Planning Board Approval. The site triangle evidences no visibility issues. The site will allow for tractor trailer deliveries that will not block the entrances. Access door for deliveries will be on the side for 7'11 and in the rear for the

retail space. Deliveries will be 1-2 times per week and off hours between 10pm and 6am. Emergency access for vehicles is provided along with a 5' to 8' wide walkway around the side and rear of the building. A landscape buffer of arborvitaes and a fence will be along the northern property line for the residential properties. A streetscape with trees, mulch beds and low lying plants to block vehicle headlights, sidewalks will be replaced along the entire frontage of the property and an ADA ramp installed. Typically, 2-3 employees will be in the store at any one time including the manager.

Schettino instructed the secretary to send a letter to the Fire Prevention Bureau for their report on the review of the project.

Schettino instructed the secretary to contact the South Hackensack Police Department. The Police Department is to look into reported incidents and traffic issues for the 7'11 stores located in Little Ferry, Hackensack and Westfield.

No decision was not made, Applicant was carried to next month's meeting, February 24, 2011 at 7:30PM. No further notice is required. Revised plans or any changes must be submitted two weeks prior to Board Meeting of February 24, 2011.

At 10:10 PM. D'Ambrosio **motioned**; Rossi **second** to adjourn the meeting. **All in favor.**

Respectfully Submitted,

Lydia Heinzelman
Secretary