

July 09, 2008

The monthly meeting of the Greenwich Township Planning Board was held on the above date and was called to order by Tom Bolger, Chairman, at 7:30 P.M. in the Municipal Building. The meeting opened with the Pledge of Allegiance.

Pursuant to the Open Public Meetings Act, Chapter 231, PL, 1975, adequate notice of this meeting has been given in accordance with the Open Public Meetings Act by:

1. Mailing a notice of scheduled meetings of the Greenwich Township Planning Board to the Express-Times and Star-Ledger.
2. Posting a notice thereof on the Township bulletin board.
3. Filing a copy thereof with the Township Clerk.

Board members present: Jim Adams, Helio Carvalho, Elaine Emiliani, Tim Gale, Frank Marchetta, Joseph Schiller, Doris Rayna, Tom Bolger, Michael Black. Also present were Nevitt Duveneck, Engineer; Jonathan Drill, Esq.; Carl Hintz, Planner. Absent was Charles Stillman. Deborah Pasquarelli was absent for roll call.

June 11, 2008 meeting minutes were unavailable.

Mansions at Allamuchy. Michael Selvaggi, Esq., representing Mansions at Allamuchy, stated that the applicant is withdrawing their application.

Polaris Retail Center, Minor Site Plan, Block 25, Lot 2. Elaine Emiliani made a motion, seconded by Jim Adams, to open the Public Hearing. The vote is as follows:

IN FAVOR: Adams, Carvalho, Emiliani, Gale, Marchetta, Pasquarelli,
Schiller, Rayna, Bolger, Black.
OPPOSED: None.
ABSTAINED: None.

Motion carried.

Michael Selvaggi, Esquire, representing Polaris Retail Center, stated that Polaris Medical had received Preliminary Site Plan approval in 2006. Attorney Selvaggi stated that the applicant is abandoning the original approval for Polaris.

The application before the Board is for Minor Site Plan approval on property consisting of 5.03 acres. The property, formally the Superior Quartz building, is located on County Route 519 and is in the B-2 Highway Business Zone. The applicant is converting the space into a strip mall and the uses proposed will be consistent with the B-2 Highway Business Zone. The project will be phased. In Phase I, the applicant proposes to make internal modifications to 11,400 sq. ft. of the existing building converting it into a restaurant (3,000 sq. ft) and general retail of 8,400 sq. ft. The applicant is not moving ahead, just yet, with Phase 2.

Sworn in by Attorney Drill, and testifying under oath, were Stan Theodoridis, Applicant and owner; Vincent Perna, PE; Carl Hintz, Township Planner; Nevitt Duveneck, PE, Township Engineer.

The following exhibits were entered into evidence:

Exhibit A-1: Polaris Retail Center, Proposed Building Elevations. The CAD drawing shows what the building will look like.

Exhibit A-2: Colorized version of Minor Site plan sheet 2.

Phase 1 and Phase 2 are not separated on Exhibit A-2, plan sheet 2.

The applicant will need to secure the following relief:

- Side yard. A 70-ft. setback is required. The minimum distance from the southwest side of the existing building to the property line is 68.07 ft.
- Transition Buffers. A minimum 35-ft. wide buffer is required for landscaping and/or fencing. The existing detention basin is within 15 ft. of the property line along Route 519.

The building will be used for retail commercial. An Italian restaurant is proposed and the applicant is working with a therapeutic rehabilitation group. In Phase 1, the applicant is not proposing any expansion to the existing building. The size is being reduced somewhat. It was a 30,000 sq. ft. building, but the proposal for Phase I is occupying no more than 11,400 sq. ft. The total number of parking spaces that will be provided under Phase 1 is 62. Parking will be on the north side of the building. Phase 1 development will be on the north and northwest side of the building. Sanitary sewage for Phase 1 is slated to be handled by an existing on-site septic system.

Phase 2 is shown on the site plan for illustration only. The applicant will seek approval when the tenants are named. Any site work or occupancy beyond the 11,400 sq. ft.

proposed associated with Phase 2 will require a separate Preliminary/Final Site Plan application. Phase 2 development will be on the southwest side of the building. The parking would go more to the west. Future expansion into Phase 2 will clearly require a connection into the proposed public sanitary sewer. The applicant has an agreement with Phillipsburg Easton Honda to tie into sewers and water will be available.

Exhibit A-3: Polaris Retail Center, Proposed Sign Placement, colored rendering showing the front façade of the building with signage.

Exhibit A-4: Polaris Retail Center, Proposed Exterior Sign Elevations. A monument sign will say “The shops at 519”.

The signage will be flush with the building and will be erected in compliance with the ordinance.

Vince Perna, PE, presented his credentials to the board. Upon hearing same, the board accepted Mr. Perna as an expert in the field of civil engineering.

All deliveries will be by UPS and Fed Ex with a front of the building dropoff. There is not enough space for the tractor trailers to go around the back. The board members were concerned parking on Route 519 and blocking the egress and ingress. Food service deliveries are delivered in the day time hours. It was suggested that the applicant provide a loading area right off the parking lot. Delivery and unloading will be part of Phase 2.

Mr. Finelli’s letter, dated July 3, 2008, was reviewed. Mr. Perna stated that the dumpster will be moved to the Stryker’s road side and will be landscaped so it will be hidden. The curbing will be discussed during Phase 2. Carl Hintz suggesting putting evergreen trees on the easterly side of the parking lot. A transition buffer was discussed and the applicant will buffer the best they can. Attorney Drill stated that this is a new requirement and the board will have to grant relief if the applicant can’t comply.

Carl Hintz, Planner, stated that the development is subject to the current 2% or if that changes, it would be subject to the higher amount. Attorney Selvaggi anticipates 2.5%. Reoccupancy of nonresidential space by a nonresidential user generally does not generate a growth share obligation.

The chair addressed the public for comments. The following individual testified during the hearing:

Janice Foti – Revere Road. Ms. Foti had a question about lighting because of the back of her condos faces that area. Attorney Selvaggi stated that the township has an ordinance regulating lighting and the applicant would be obligated to adhere to that. A variance for lighting is not being sought.

Upon hearing no further testimony, Doris Rayna made a motion, seconded by Elaine Emiliani, to close the public hearing. The vote is as follows:

IN FAVOR: Adams, Carvalho, Emiliani, Gale, Marchetta, Pasquarelli,
Schiller, Rayna, Bolger, Black.

OPPOSED: None.

ABSTAINED: None.

Motion carried.

Deborah Pasquarelli made a motion, seconded by Elaine Emiliani, to grant Minor Site Plan approval and a C-1 Variance for Transition Buffers, to Polaris Retail Center, block 25, Lot 2. The vote is as follows:

IN FAVOR: Adams, Carvalho, Emiliani, Gale, Marchetta, Pasquarelli,
Schiller, Rayna, Bolger, Black.

OPPOSED: None.

ABSTAINED: None.

Motion carried.

William F. Lamberti, son of William and Carol Lamberti, a life Boy Scout, Troop #50, was present. Bill was doing a community project and this is an Eagle Scout project trying to work with inner faith group. His aim is for peace.

HPA Zone Permitted Uses. The zoning is in place, but the basic, permitted uses are not. The ordinances that were adopted following the Land Use Plan adoption did not include an ordinance regulating permitted uses or identifying developments standards for the HPA. Joe Schiller made a motion, seconded by Doris Rayna, to have the township professionals draft some permitted uses in the HPA Zone. The vote is as follows:

IN FAVOR: Adams, Carvalho, Emiliani, Gale, Marchetta, Pasquarelli,
Schiller, Rayna, Bolger, Black.

OPPOSED: None.

ABSTAINED: None.

Motion carried.

Wastewater Management Plan. Mayor Emiliani received a letter, dated June 30, 2008, from the Warren County Planning Department, in reference to the county assuming responsibility for wastewater planning. The Freeholders decided to refuse the wastewater planning responsibility and defer the responsibility to the municipalities. Michael Finelli, Township Engineer, will work with this.

Status of Affordable Housing policy and local governments.

