

MINUTES
 PLANNING BOARD MEETING
 THURSDAY – AUGUST 2, 2012 - 7:30 PM
 315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	O			
John Zamboni	X			
Kevin Koch	X			
Robert Tarantino	O			
James Zizza	O			
Neil Curcio	X			
Tim Nugent, Alternate 1	O			
Michael Cresitello, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Sgt. Pollock, Police Dept. Rep.	X			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

2. Minutes

A motion to approve the minutes of May 3, 2012 was made by Mr. Laezza and seconded by Mr. Koch. All Ayes

3. Correspondence

- A. Technical Review letter from Richard O'Connor ref: PNC Bank, 987 Raritan Road
- B. Letter from NJ American Water ref: PNC Bank, 987 Raritan Road
- C. Letter from Bohler Engineering ref: PNC Bank, 987 Raritan Road
- D. Letter from County of Union ref; PNC Bank, 987 Raritan Road
- E. Letter from County of Union ref: Welda, LLC, 1084 Raritan Road
- F. NJDEP Land Use Regulation Application Pedestrian Bridges
- G. Rutgers Continuing Education for Planning Board classes.
- H. Information Notice of Section 106 Filings
- I. Complaint in Lieu of Prerogative Writs ref: Sangiuliano Group, Lake Avenue & Raritan Road

A motion to dispense with the reading of the correspondence was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

4. Site Plan

A. PNC Realty Services, 987 Raritan Road, Block 49, Lots 12.05 & 12.06

Mr. James Lott, Esq. presented the application for site plan approval. He called all 4 experts and had them sworn in together.

Susan Gullam, Director of Retail Development for PNC, stated that they plan to be open Monday to Friday from 8am – 6pm, Saturdays from 9am – 4pm and Sunday from 11am – 3 pm. There are 10 employees which include 2 part time employees. There will be 5 interior windows and 2 drive up windows and a by-pass lane. She stated that they will not have any garbage that is different from home use. Their paper is shredded by and taken off site for disposal.

A motion to open the meeting to the public for questions of Ms. Gullam was made by Mr. Koch and seconded by Mr. Laezza.

Michael Saracino, 982 Raritan Road, asked if there was going to be a dumpster. Ms. Gullam stated that there will not be. The garbage will be stored inside the building as home garbage is.

Mary Ann Desporto, 955 Lake Avenue, asked where the closest PNC bank is. It was stated that there is one in Cranford and one in Westfield.

A motion to close the meeting to the public for questions of Ms. Gullam was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes.

David Wisotsky, Bohler Engineering gave his credentials and was accepted as an expert in Civil Engineer by Mr. Koch and seconded by Mr. Laezza.

Exhibit A-1 Survey dated 8/18/11

Mr. Wisotsky stated that this property is located in a CN zone which is a permitted use. He stated that the site is relatively flat but there will be a 4% grade towards the NE

Exhibit A-2 – Colored rendering of site plan

He stated that there are 22 parking spaces with 2 handicapped spaces. On Raritan Road, they are asking for a right in and out. The Westfield Avenue driveway should be full access.

Mr. Wisotsky stated that most of the banks garbage is paper and is shredded. The garbage is taken away by the cleaning crew. The only truck type vehicle that will be on the site would be the armored truck or a Fed X truck. He also stated that Fire and Ambulance vehicles can circulate around the site.

They are proposing 4 directional signs that are 3 ft. each. One will be at each entrance point and 2 showing where the drive thru is.

Grading and Drainage - They are increasing the impervious coverage. The grades will remain. They are adding storm water measures. They are putting in underground pipes and basins. Less rate of water will leave the site.

The telephone and electrical wires will be underground.

Lighting and Landscaping – They plan to add 51 new trees and 270 shrubs and ground covers. There will be fencing along the east side of the site with shrubs and trees.

The applicant is asking for a waiver of the additional 22 trees that are required and ask that they be donated to the Township Tree Fund.

As far as lighting, they are proposing typical pole fixtures and lights on the building. There is an ATM State Law that requires a 2 foot candle for a 50 foot radius. Where the property lines are, there will be no spill over.

Mr. Curcio feels that the island entrance on Westfield Avenue should be ground cover and not shrubs because you will not be able to see over them if they get over-grown. Mr. O'Connor stated that they will also have a developer's agreement that would be used if their property is not maintained. Mr. Curcio thinks that it should be made a condition for ground cover. He also asked if they can mark on the ground the lanes that are for drive thru and which are for by pass. Mr. Wisotsky stated that they could. Mr. O'Connor feels that it could be an issue to mark the lanes before the turn because it is only two lanes at that point. They will work it out. Mr. Curcio asked if they are providing camera security in the parking lot. Yes they are.

Mr. Koch stated that the lighting plan shown that there is light spillover. Mr. Wisotsky stated that the SE portion does spill over a few feet.

Mr. Zamboni asked if they would agree with the County in providing easement for the sidewalk.

Mr. O'Connor is satisfied with the drainage and feels that the applicant has gone above and beyond what is required.

Signage – There are 2 facade signs on the building. The Raritan Road sign is 46.35 square foot PNC logo sign and the Westfield Avenue sign is 11.6 square foot. There will also be a free standing sign at the corner adjacent to the sidewalk entering the site. It is 14 square feet.

Directional signs are allowed under the ordinance, but their signs exceed the size limit. Mr. Wisotsky stated that their signs are smaller than the other banks in the area.

Mr. Zamboni asked why they are not putting a fence between the site and the dentist office. Mr. Wisotsky stated that it is a commercial use and a fence is not needed. Mr. O'Connor stated that a living fence would be preferred.

A motion to open the meeting to the public for questions of Mr. Wisotsky was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

Debra McCleaster, 921 Lake Avenue, stated that they cannot see the pictures in the audience.

A motion to close the meeting to the public for questions of Mr. Wisotsky was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

John Harter, Atlantic Traffic, gave his credentials. He was accepted as an expert traffic engineer by Mr. Mazzarella and seconded by Mr. Koch. All Ayes.

Union County had concerns of a left turn out onto Westfield Avenue. The applicant was under the impression that both roadways are County road. Later to find out that Westfield Avenue is not.

They did full traffic counts in September 2011. The bank peak hours are 5-6 pm on weekdays and 11:45 – 12:45 pm on a Saturday. The TD Bank across the intersection the proposed bank is very similar in counts. The ITE trip generation has really gone down. They project 50 cars in and out on either peak times.

They plan on moving the driveway on both roadways. Right now there are two driveways on Raritan Road that is 25 and 70 feet from the intersection radius. They propose to make only on driveway and make it 125 feet away from signal. On Westfield Avenue, the current driveway is 75 feet from the intersection radius and they are moving it to 115 feet. Left turns should be restricted coming off the site onto Raritan Road. The southbound traffic merges into one lane right in front of the driveway. They do need to have one driveway making a left out because there will not be any other way to go south.

Exhibit A-3 – Aerial Exhibit dated 6/20/11

Exhibit A-4 – Vehicle Gap Study

Exhibit A-5 – Driveway distance aerial

Exhibit A-6 – Left turn restrictions

Mr. Mazzarella asked if he thought that there was a problem making a left onto Westfield Avenue. At some point, you would have to go across 4 lanes of traffic. Mr. Harter stated that if you were going to go all the way across to make a right onto Raritan Road, you would go out of the Raritan Road driveway.

Mr. O'Connor stated that the applicant should give the Police dept. authority to restrict access if there are any problems. DSgt. Pollock stated that no other driveway on Raritan Road have left turn outs onto Raritan Road. The doctor office has no restrictions at this time. There have not been any accidents on record for this intersection. Mr. Laezza stated that the Township does not have an ordinance restricting people from making a left onto Westfield Avenue.

A motion to open the meeting to the public for questions of Mr. Harter was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

Debra McCleaster, 921 Lake Avenue, asked if the left turn lane on Westfield Avenue will be made wider or longer. Mr. Harter stated that there is no plan to widen the roadway.

Michael Saracino, 982 Raritan Road, stated that he is across from the site and thinks that a left turn out onto Raritan Road should be restricted. Mr. Harter stated that there is not going to be a left out onto Raritan Road.

A motion to close the meeting to the public for questions of Mr. Harter was made by Mr. Curcio and seconded by Mr. Koch. All Ayes

Steve Bitterman, Architect, gave his credentials and was accepted as an expert.

Exhibit A-7 – Architect drawing

Exhibit A-8 – Interior Floor Plan

Exhibit A-9 – Exterior North & East Elevation

Mr. Bitterman stated that the PNC bank is the #1 LEED certified developer stands for: Leadership in Energy & Environmental Design.

Exhibit A-10 – Materials

Exhibit A-11 – Exterior South & West Elevations

The materials for the building are brick veneer with a standing seam metal roof. There is a one inch insulated glass for thermal insulation as well as painted metal.

Mr. Koch asked if the 5 tellers share the drive up. Mr. Bitterman stated that yes, it is a shared position.

Mr. O'Connor stated that the other banks in the area were forced into a more colonial look. It is up to the Board as to what they wish to see there. He feels that the building looks very red. Mr. Bitterman stated that they have a unique design. It is more of a muted image and with the landscaping it all ties together. Mr. Laezza feels that the metal roof may be a concern. Mr. Curcio stated that in a storm or hail, it will be very loud. Mr. Bitterman stated that it is insulated. Mr. Curcio stated that will help the workers in the building, but not the surrounding properties. They have not had any complaints. Mr. Laezza feels that the roof could be made darker. The applicant agreed to with the township engineer.

A motion to open the meeting to the public for questions of Mr. Bitterman was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

A motion to close the meeting to the public for questions of Mr. Bitterman was made by Mr. Koch and seconded by Mr. Curcio. All Ayes

Mr. Lott, Esq. requests approval of the PNC Bank site plan as presented.

A motion to open the meeting to the public for comments was made by Mr. Koch and seconded by Mr. Curcio. All Ayes.

John, 89 Hutchinson Place, stated that he is for the application. 160 feet of their property is in his yard. He has spoken to the attorney for PNC and they are working with him to replace his retaining wall. The current tenant never took care of property and is excited to have them as a neighbor.

A motion to close the meeting to the public for comments was made by Mr. Koch and seconded by Mr. Laezza. All Ayes.

A motion to approve the application was made by Mr. Koch and seconded by Mr. Curcio with the following conditions: Developers Agreement, Roof Coloring, diminimus request for signage, drainage requirements, right of way for sidewalk, no left turn onto Raritan Road, Westfield Avenue will be under jurisdiction of CPD, Landscaping. Ayes: Mazzarella, Laezza, Zamboni, Koch, Curcio.

5. New Business

A. Litigation

Mr. Laezza made a motion and was seconded by Mr. Koch to authorize Michael Cresitello to defend the Board in litigation of Miele's property. Ayes: Mazzarella, Laezza, Zamboni, Koch, Curcio.

6. Old Business

A. Design Standards

Mr. Zamboni feels that we need to have a standard for architectural design. He feels that the Council should take action on this. Mr. Koch agrees with Mr. Zamboni but feels that the Board and Township is doing a good job on the finishes of other buildings in town.

7. Public Session

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

A motion to close the meeting to the public was made by Mr. Laezza and seconded by Mr. Koch. All Ayes

8. Next Meeting

September 13

October 4

November 1

December 6

9. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Laezza. All Ayes