

**PLANNING BOARD
MEETING MINUTES
October 26, 2021**

**CALL TO
ORDER**

The regular meeting was called to order at 7:04 p.m.

Via ZOOM Teleconference Link:

<https://us02web.zoom.us/j/7373206419?pwd=STZFRIBTRUVqTFk5MEp5Y1BhV2c0QT09>

Meeting ID: 737 320 6419

Password: 922644

FLAG SALUTE

The Board saluted the flag.

ROLL CALL

On a call of the roll, the following Board Members and Officials should be present:

BOARD

Mr. Raymond Giacobbe, Mayor; or,
Mr. Jeffrey Brooks, Mayor's Designee
Mr. Jeremy Mojica, Commissioner
Mr. Frank Spallone, Commissioner
Mr. Robert Simon, Commissioner
Mr. Thomas O'Reilly, Commissioner
Mr. Alexander Shipley, Commissioner
Mr. William Cladek, 1st Alternate Commissioner
Mr. Christopher Brown 2nd Alternate Commissioner
Mr. William Hering, Commissioner Vice Chairman
Mr. Jeffrey Robinson, Commissioner Chairman
Mr. Karl Kemm, Esq, Board Attorney
Ms. Jacqueline Dirmann, Board Engineer
Ms. Leigh Fleming, Board Planner
Mr. Steven Decker, Board Secretary

*Absent from this meeting were Commissioners Spallone, Hering, O'Reilly, Mojica

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Chairman Robinson opened the meeting with the regulations and reading of the agenda into the record. The following action took place.

The first matter of discussion was to notify that Commissioner Pakay has resigned from the board.

SWEARING IN OF BOARD PROFESSIONALS:

First to be heard:

Application #11/21: M&H Regina Realty, LLC. Preliminary and Final Minor Site Plan and Bulk (“C”) Variance approval for Block 287 - Lot 3 190 Regina Avenue.

Board Attorney Kemm confirmed the application was complete and could be heard.

Board Planner Leigh Fleming and Engineer Jacqueline Dirmann were sworn in as professionals.

The application is complete and ready to be heard.

Attorney John Wiley was presenting on behalf of the applicant. He explained that it is an undersized lot, and that they would like to increase the height of the structure. The height will be well below what is permitted by the ordinance. All variances are existing conditions, but they do need a “C” variance due to the intensification.

Yogesh Mistry, an architect was sworn in by Karl Kemm. Mr. Mistry has been a licensed architect in NJ for 21 years. He is qualified as an expert.

Mr. Mistry displayed Exhibit A1- A photo of the subject property from Regina Avenue. The proposed site is 180 & 190 Regina. They are older and deteriorated buildings, that act as 1 building. The goal of the project is to modernize the building. They will raise ceiling, but the footprint of the building will stay the same. The roof will be under 24 ft tall, which is well under what is allowed in the zone.

Mr. Mistry then displayed Exhibit B1- A rendering which showed the Regina Ave. and Ferndale Place facade, and improvements planned for the building.

Next was Exhibit Sheet A2.01 which showed the floor plan. The building will have a widened overhead door in rear of the building, a small office area on the right side, and a small office space on left half of the building. 180 Regina Ave. will have 499 square feet of office space, and 3,439 sqft of warehouse space for a total of 3938 square feet. 190 Regina Ave. will have 645 square feet of office space and 1924 square feet of warehouse space. The total combined footage will be 6,507sqft, which is the same as it is now. There is a division wall now, and it will still have a dividing wall.

The elevation sheets number A4.01 were displayed next. This showed loading doors on Ferndale and Regina. Mr. Mistry believes it is a vast improvement on what is there now. The site is set up for small scale tenants, a small shop or warehouse needs. Two square feet of address signage will be provided on each side of the building. The proposed awnings are not intended for signage. The building will have small lights on the exterior of building that are small semi circles meant to shine down.

There will be 3 lights on Regina Ave. and 4 on Ferndale Pl. The lights have less than 6 ft projection and are more than 8 ft off the ground.

The floor was opened for questions by the Commissioners.

Commissioner Shipley asked if there is anyone currently using the building. It appears to be vacant as far as the applicants know. Commissioner Shipley then asked if 180 Regina was built first and then 190. The architect believes that was probably the order it was built. Commissioner Shipley also questioned if it will be used for 1 tenant or 2. The space was designed for 2 tenants.

Next witness Anthony Gallerano from Harbor Consultants was sworn in. Mr. Gallerano has been a Professional Engineer and Planner since 1988. Mr. Gallerano was approved as planner and engineer.

Exhibit A2 was displayed- Aerial view of the site. The site is located in I-H industrial zone. All surrounding properties are industrial except for the park across from Ferndale Place. The previous use was a warehouse and light manufacturing. There is an asphalt area on Ferndale Place for access to the door and parking. There is a gravel area in the back corner of the lot, it is only accessible from the interior door.

Exhibit A3- Colored photograph of changes to the building. The roof height will be changed from 14 ft to 24ft. A handicap ramp will be added to left corner of building on Regina Ave. One overhead door will be removed, and the gravel area will be paved. Landscaping will be added along the building. The asphalt on Ferndale Pl. will be milled and paved, and made into 6 parking spaces. The overhead door at the loading area will be widened from 7ft to 10ft in width. Two air conditioning units will be installed (back gravel area and front right corner Regina Ave. and Ferndale Pl). The applicant is looking for a variance as it is in front setback. The unit will be screened in with a 4 ft fence. Mr. Gallerano discussed that all uses will be only for what is allowed in zone. There are several bulk variances and pre existing conditions that Mr. Gallerano wanted to discuss. The site is non-conforming with front yard setback and rear yard set back. The required front yard set back is 40 ft. and the site has 5.6 ft on Regina Ave. & 14.9 ft on Ferndale Pl. The rear set back is 60ft, and the site only has 2.8 in the rear on Regina and .8 ft on Ferndale Pl. The site requires 13 parking spaces, but currently only has 6. The one condenser unit needs to be setback 5 ft, however there is no other practical place to put the unit to service the office space. It will be screened by a vinyl fence. Mr. Gallerano stressed that all improvements meet paragraph G which is modernization of a building. This will be a significant improvement of aesthetics, and there is no negative impact to area. The benefits outweigh any potential detriment. Attorney Wiley noted that under C1, due to lot size the building can not be expanded.

There were no questions or comments from the commissioners.

Board Engineer Jacqueline Dirmann referred to the 5 comments on page 2 engineer report. The parking spots are in the right of way. Kemm advised the applicant that the resolution will state: if the town ever widens streets or installs sidewalks that this will change the parking. Mr. Gallerano and Mr. Wiley agreed with terms and will accept the risk since it is in the right of way.

Ms. Dirmann referenced the sight triangle and any impact on sites in the area. Gallerno argued that triangle standards are outdated. He does not know the speed limit on Regina, but assumes it is about 35mph. It will not encroach on the sight triangle standard of the city. Based on AASHTO it will comply with the standards.

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A motion was made to memorialize the minutes of the Planning Board dated September 28, 2021

**Motion: Commissioner Simon Second: Commissioner Cladek
Yes: Commissioners Brooks, Simon, Shipley, Robinson, Cladek and Brown
No: None
Absent: Commissioners Spallone, O'Reilly, Hering and Mojica
Abstain: Shipley and Cladek**

Motion was approved.

A motion was made to adjourn the meeting.

**Motion: Commissioner Simon Second: Commissioner Cladek
Yes: Commissioners Brooks, Simon, Shipley, Robinson, Cladek and Brown
No: None
Absent: Commissioners Spallone, O'Reilly, Hering and Mojica
Abstain: none**

Motion was approved.

Meeting was adjourned at 8:14pm