

MINUTES
PLANNING BOARD MEETING
THURSDAY – November 3, 2016 - 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	X			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	O			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George, Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Det Pierra, Police Dept. Rep.	X			
Chief Frank Cerasa, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of February 4, 2016 was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

4. Correspondence

A. Letter from Richard O'Connor dated September 12, 2016 ref: Clark Commercial Center – Completeness Review

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

5. Site Plan

A. Clark Commercial Center, LLC, 301 & 315 Central And 33 Terminal Avenue, Block 60, Lots 1, 11 & 12

Stephen Hehl, Esq. described what the applicant is proposing. He explained that they will demolish the bank building and a vacant building on the corner of Terminal and Central Avenue. The bank will be moving to the back of the property in the proposed building and the Dunkin Donuts will be in a new building where the bank sits at this time.

Mr. Greg Oman, P.E. was sworn and qualified as a professional engineer. He was accepted as an expert by Mr. Koch and seconded by Mayor Bonaccorso.

Exhibit A-1 - Existing conditions

Exhibit A-2 - Colorized version of the site plan.

He explained that they plan to consolidate the lots into one lot. There will be a standalone Dunkin Donuts with a drive thru and a 13,160 square foot retail building which will include the new bank.

There will be underground detention and the water will eventually release to the existing stormwater pipe on lot 10. 11 LED lighting fixtures will be provided on 18.5 ft. poles. Landscaping will be provide including 89 new trees, over 400 shrubs and over 300 additional plants and ground cover. Dumpster with enclosures will be located at the back corner of the retail building on both sides. Two monument signs will be installed, one at the frontage on Central Avenue and one at the frontage on Terminal Avenue. There are 83 parking spaces proposed. There is also plenty of pedestrian friendly access around the site.

Variances:

<u>Description</u>	<u>Required</u>	<u>Proposed</u>
Number of parking spaces	111spaces	83 spaces
Size of parking stall	10 ft. by 20 ft.	9 ft. by 18 ft.
Parking set back from street	20 ft.	5 ft.
Visibility of loading zone	no visibility	some visibility
Signs max. square footage	200 feet max.	445 feet total
Drive through sign menu area	30 feet max.	41 feet
Directional signs max. area	1 foot each	not to exceed 3

feet

Mr. Oman stated that they will comply with all Mr. O'Connors comments on both letters.

Mr. Russ Azarella, the V.P of Denhotz Associates, which owns/manages the property was sworn. Mr. Azarella stated that they have some interest from retailers for the other spaces in the stores but they have not been leased yet. The existing bank will take the first 2,700 sq. ft. of space in the corner of the new retail center.

Mr. Oman stated that the busiest time for Dunkin Donuts is weekday mornings and the other retail stores, for the most part, will not be open then. He Stated that the parking set back was only at 5 feet in two locations and that they would provide adequate landscaping in those areas.

Mr. Oman stated that the Applicant will be doing the work in two phases. They will be keeping the bank open until the new retail building is finished and then the bank will move in. At this time the existing bank building will be demolished and the proposed Dunkin Donuts will be built.

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

Sandra Pereira, 26 Janie Lane asked if there were any plans for the other properties on Terminal Avenue. Mr. Azarella stated that there are no plans at this time. All the other tenants are in a lease right now.

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

Mr. Michael Testa, Architect, gave his credentials and was sworn as an expert.

Exhibit A-3 - Colorized elevation of the proposed retail building.

He stated that the building will be one story and 77 feet deep by 188 feet long. The building will be divided into 7 retail spaces or divided as needed. He also stated that the building will have a drive thru on each end of the building. One will be for the bank and the other, possibly food.

He stated that the colors on the rendering will be changed to earth tones at the Township's request. They will provide cultured stone at the base along the front of the building. There will also be a concrete walkway along the front of the building. He testified that they were prepared to comply with all of the comments in Mr. O'Connor's report.

Mayor Bonaccorso stated that he would like to see the sidewalk brick pavers or stamped colored concrete. The white looks dirty. Mr. Testa stated that the applicant indicated that is not a problem.

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

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

Mr. Frank Truilo, Architect was sworn in, gave his credentials and qualified as an expert.

He described the different types of seating proposed in the store, the circulation around the store and the exterior treatments and finishes proposed. The building will be 71 x 30 feet. There will be 3 full donut cases and 2 ADA restrooms. There will also be a freezer and cooler inside the building.

Exhibit A-4 – Colored rendering of Dunkin Donuts

The colors will be graduated browns from dark to lighter beige. There will be orange accents around the doors and windows and black awnings. A cultured stone was proposed around the bottom of the building.

Mayor Bonaccorso asked if there was shrubbery around the building. Mr. Truilo stated that there is. Mayor Bonaccorso stated that you will not be able to see the stone at the bottom of the building. He would like to see the stone base to go up about 10 feet. Mr. Truilo agreed that it will be no less than 10 feet.

Mr. Truilo also explained the signs that are proposed on each frontage and agreed to comply with Mr. O'Connor's report.

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

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

Mr. Anthony D'Amore was sworn. He is the operator of several Dunkin Donuts stores in the area and will operate this store. He also is the owner of all the other 3 Dunkin Donuts in Clark. He has 20 stores all together. His family has been in the business since 1968.

He stated that the brand continually evolves and how the equipment and store fixtures are continually evolving and modernizing. This will be a very "up with the times" store. There will be internet connect and have power plugs in the seating area. It will be open 24 hours 7 days a week. This location will have 25 employees. At peak times 6 to 7 employees which is between 6am and 10am. During the non peak hours, there will be 2 or 3 employees between 10am and 6am.

Mr. Koch asked if he feels that this store will take away customers from the other locations. He doesn't feel that it will.

They make the donuts at one central location in Piscataway. He expects 60% of the business to be from the drive through window and 40 percent to be in store. He is trying to make the customer area comfortable and have people spend a little more time in the store.

Mayor Bonaccorso feels that this is a good location.

A motion to open the meeting to the public for questions of Mr. D'Amore was made by Mr. Koch and seconded by Mr. Altmann. All Ayes.

A motion to close the meeting to the public for questions of Mr. D'Amore was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

Mr. Jay Troutman, Traffic engineer was sworn. He gave his credentials and was accepted as an expert.

Mr. Troutman stated that he performed a traffic study on the proposed uses at the Property. He stated that the peak hour is the am rush hour with vehicles heading toward the Parkway. He expects during that time that 80 to 90% of the customers to Dunkin Donuts will be pass by trips and does not expect the other retail stores to be open yet.

He stated that the circulation plan is designed to accommodate traffic from both Central and Terminal Ave. There is a dedicated drive thru lane. He also stated that the drive through reduces the need for parking spaces and that the 83 spaces provided is adequate as are the 9 feet by 18 feet size of the stalls. He stated that no left will be permitted out to Central Avenue but left in will be permitted. He agreed with Mr. O'Connor's proposal to monitor that "Left In Movement" from Central and to provide the right, at the recommendation of the Township Police, to further restrict that movement in the future if needed. He testified that up to 12 cars can fit in a que for the drive through and that the circulation on the site works for the proposed uses.

Mr. Casey asked if they considered dual drive thru. He stated that they did not.

Mayor Bonaccorso stated to Mr. O'Connor that he is concerned about the people coming from Westfield, making the right onto Terminal Avenue and then blocking the people from driving on Terminal while they try and make the left onto the site. Mr. Troutman also discussed that a do not block the box sign and striping was provided on Terminal Avenue. Mayor Bonaccorso requested that police sit and monitor the driveway when the store first opens. Mr. Casey suggested that the light on Central and Terminal be made a "No right on Red". Mr. O'Connor stated that has to be done by the County. Wait and see how it works.

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

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

Ms. Carey asked if they came to a decision about the directional signs. Mr. Truilo stated that the directions signs are 2.75 feet.

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

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

Mr. Koch asked Mr. O'Connor if he is satisfied with the stormwater. Mr. O'Connor stated that he is.

Mayor Bonaccorso stated that he would like to make some suggestions to the landscaping plan and the applicant agreed to work with him.

Stephen Hehl summarized the project and stated that they have responded to all the police, fire and township requests. He also stated that he feels that the variances are reasonable.

A motion to approve the application with variances and changes was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Bonaccorso, Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Casey, Altmann, Triola, Olear

6. New Business

A. Alipertis

A new Asian restaurant is moving into the building.

B. Planner

Mr. Laezza stated that the town has authorized the planner to do a master plan review and housing element.

7. Old Business

A. Bernies/Jacks Tavern property

Mayor Bonaccorso stated that he was told that CVS has signed a lease.

B. Old A&P

Mr. Casey asked if there was any way we could apply pressure to the owners. Mayor Bonaccorso stated that they would use so much tax money and would take over 10 years to get back.

8. Public Session

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

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

9. Next Meeting

December 1

10. Adjournment

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