

PLANNING BOARD MINUTES
PUBLIC MEETING
JULY 10, 2014 - 7:00 P.M.
HELD AT OAKLAND SENIOR CENTER
20 Lawlor Drive, Oakland, New Jersey

Pursuant to Chapter 231, Public Law 1975 (Open Public Meetings Act) adequate notice of this meeting has been provided by:

- ❑ Adoption of an annual schedule of meetings
- ❑ Posting a copy of same at Borough Hall
- ❑ Forwarding a copy of same to The Record
- ❑ Mailing a copy to any person requesting same

** MEETINGS CONCLUDE AT 10:30 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:00 P.M.

PLANNING BOARD MEMBERS:

Robert Knapp, Gina Steele, Jason Shafron, Lee Haymon, Nicholas DiLandro, Elaine T. Rowin, John Morris, Councilman Kulmala, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:05 P.M., ROLL CALL:

Present: Msses. Steele and Rowin, Messrs., Knapp, Shafron, Haymon, Mayor Schwager and Chairman Potash.

Absent: Messrs. Morris, Hagberg, DiLandro and Councilman Kulmala

Mr. Joseph Russo, Esq., Board Attorney, Steve Lydon, Burgis Associates and Rebecca Mejia, Boswell Engineering were also in attendance.

Motioned by Mr. Shafron and seconded by Mr. Haymon, to excuse the absences were voted unanimously by the Board.

Chairman Potash announced that Mrs. Steele would sit in for Councilman Kulmala and Mr. Knapp would sit in for Mr. Morris.

Chairman Potash welcomed Christina Clipperton as Administrative Assistant to the Board.

Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Mrs. Rowin and seconded by Mayor Schwager, to open the meeting to the public regarding matters not on the agenda was voted unanimously by the Board.

No comments.

Motioned by Mrs. Rowin and seconded by Mayor Schwager, to close the meeting to the public regarding matters not on the agenda was voted unanimously by the Board.

PUBLIC HEARING:

1. Amerlux - 178 Bauer Drive, Block 3606, Lot 4. Public hearing for an Amended preliminary and final site plan.

Mr. Jerome Vogel, Esq. with Jeffer, Hopkinson and Vogel located in Hawthorne was before the Board to represent the applicant. The applicant is proposing an amended preliminary and final site plan with a waiver for a 20 percent reduction in the number of parking spaces, which is required by the Borough's ordinance.

Mr. Vogel explained that the building on Bauer Drive has an existing footprint of 200,000 square feet, sits on 10.5-acres and is formally known as the Sheshiedo building.

He informed the Board that there would be no exterior changes to the building but a total renovation to the interior. In addition, the parking area is undersized and the applicant proposes to expand the parking lot to accommodate 225 parking spaces where 203 exist. Furthermore, the applicant proposes to enlarge the sanitary system on site which is not part of the application and is being resolved with NJDEP.

Mr. Vogel introduced his first witness, Mr. Christopher McQuillan the vice-president of global operations for the company. He testified that the business began back in 1984 in the supermarket industry doing architectural lighting and approximately fifteen years ago, the business turned to retail stores and corporate office space. He explained that 60 percent of their lighting is LED technology.

They expect that the company will grow significantly in the next five to ten years and chose this site to be in close proximity to their employees since the average employee has been with the company for more than ten years.

The company conducts light manufacturing and assembly with simple machinery used to fabricate the product. Press brakes that bend metal, punch presses that put holes in the metal, some milling machines to drill holes and core out metal components.

In addition, they use a powder coating paint made up of polyester material, which is baked on to color the product. This process is environmentally friendly and they recycle the powder.

Currently they are located in Fairfield, New Jersey where they work out of three different buildings for manufacturing, sales and finance. They also have a location in Purling, Texas and are looking to expand into China. Oakland would be their global headquarters.

Mr. McQuillan explained that Oakland's ordinance requires the building to offer 277 parking spaces. The building currently has 203 spaces and they are expanding the parking by 12 more spaces totaling 225. Currently they have 262 employees which includes 85 in the office area, 136 in the production area, 18 in the warehouse, 19 sales people (mainly on the road), and 4 guest spaces. He explained that the people in the production area usually carpool and considering two people per vehicle, this would reduce the number of parking spaces from 136 to 68. This leaves 152 parking spaces needed where the building currently supplies 191 parking spaces. Furthermore, they do offer on-street parking. These parking calculations would accommodate the company up to 280 employees in the five-year plan and after that, the company would then initiate a second shift.

Mr. McQuillan informed the Board that business hours would be Monday through Friday, 8:30 a.m. to 5:00 p.m. and possibly a shift on Saturday that would consist of less than 50 percent of the normal employees.

He explained to the Board the number of shipments and deliveries for the company. There are three loading docks currently for the building. Approximately five to ten tractor-trailers would visit the site a day taking 15 to 60 minutes to unload product and three to four tractor-trailers would leave the premises daily. In addition, six box trucks would deliver product and two would leave the premises daily. Mr. McQuillan informed the Board that one or two more truck deliveries could be added with the growth of the company.

Chairman Potash questioned if there was any presence of smoke, fumes, vibration or noise that could become a problem with neighboring properties. Mr. McQuillan responded that there would be no environmental issues. Chairman Potash questioned the procedure used for removing waste. Mr. McQuillan responded that they would recycle and have a compactor for the cardboard and any metal, steel or aluminum as well as light bulbs. These items would be placed in bins and picked up by a garbage company.

Chairman Potash questioned an area of parking that was being removed. Mr. McQuillan responded that this small parking area was close to a loading dock that they would like to use for small box trucks.

A discussion ensued concerning waste preparation for the powder coating material used to bake the color on. Mr. McQuillan responded that the material is contained in a unit with a line for applying it and there is no clean up necessary.

Mrs. Rowin questioned if there would be any maintenance done to the machinery on site. Mr. McQuillan responded that no maintenance is done to the machinery at the facility; a company is hired to come and pick up the machinery for off premise maintenance.

Mrs. Rowin questioned the status of the two underground alcohol storage compartments that were used by the previous owner and should they be removed to prevent leaking. Mr. McQuillan responded that they are empty and encased in concrete walls plus, they would be too expensive to remove.

Mr. John Crandall responsible for renovations and construction was sworn in. He explained that these storage compartments are encased in a concrete bunker that can be accessed. They are empty and clean and they have no plans of using them. A phase I environmental study has been completed and the site is clean.

Mayor Schwager shared with the Board that she has visited the Amerlux site in Fairfield, New Jersey. She witnessed the company's hardship of working out of three different buildings. She believes that Amerlux moving to Oakland would be an asset to the town. Mr. McQuillan added that working out of three buildings can be counter-productive.

Mr. Richard Jarmel, the applicant's engineer was sworn in. He shared his credentials and the Board accepted his qualifications.

Mr. Jarmel repeated that the building sits upon a 10.56-acre site with existing non-conformities in building coverage and impervious coverage. The new variance being proposed is for re-stripping the parking lot.

In 1995 the building was approved for 203 plus an additional 12 parking spaces that should be there but do not exist. They would like to re-stripe for 225 parking spaces and are asking the Board's approval for a 20 percent reduction which would require 222 parking spaces.

He explained that the current ordinance requires 277 parking spaces and currently there are 203 spaces. With the re-stripping of the 12 parking spaces Mr. Jarmel assured the Board that the trucks would have adequate turning radius and would maneuver freely. Mayor Schwager questioned the parking space size being proposed. Mr. Jarmel responded that they are proposing the existing 18' X 9' parking space size.

Exhibit A-1, C31 site plan dated June 23, 2014 was entered.

A discussion ensued concerning ADA compliance with curb cutting for handicapped parking spaces close to an entrance. Mr. Jarmel responded that all the new spots would be in the front and ADA compliant.

Ms. Mejia confirmed that the applicant would be making changes to the interior only. She questioned if the applicant was including a mezzanine. Mr. Jarmel responded that there would be a mezzanine. Mr. Potash questioned if the mezzanine was included in the parking calculations. Mr. Jarmel responded that the parking calculations reflect the square footage of the mezzanine.

Mr. Douglas Burton, interior architect for the project with Gensler ARBPE, PLLC was sworn in. He shared his credentials and the Board accepted his qualifications.

Mr. Burton explained that they are proposing a 13,000 square foot mezzanine to have visual access of employees in the office and assembly areas as well as some additional storage space. The office area, assembly area and warehouse are all on the ground level.

Exhibit A-2, A-3, A-4, A-5 and A-6, site plan of footprint existing and proposed.

Mr. Burton explained that the only changes on the exterior would be to the parking and there would be no increase in impervious coverage.

Mr. Potash verified that the application was for a preliminary and final site plan approval with a waiver to allow a 20 percent reduction in parking. Mr. Russo commented that the applicant has provided clear convincing evidence to reduce the parking to 225 spaces.

Mr. Vogel requested that the applicant be authorized by the Board to begin the renovation process before the memorialization. Mr. Russo responded that since there have been preliminary discussions with the building department and he did not think there would be a problem, the applicant could proceed but at their own risk.

Mr. Haymon reminded the applicant that there are benefits associated with choosing to go green with the improvements. He recommended that once the applicant becomes established in Oakland that he should explore some green alternatives, specifically solar panels. Chairman Potash entertained a motion.

Motioned by Mayor Schwager and seconded by Mr. Knapp, to approve the Amerlux application for an amended preliminary and final site plan with a waiver for 20 percent reduction in parking and to stipulate that no machinery such as forklifts would be serviced on site.

Roll Call Vote: Ayes: Messes: Steele and Rowin, Messrs. Knapp, Shafron, Haymon, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Messrs. DiLandro, Hagberg, Morris and Councilman Kulmala.

MEMORIALIZATION:

NONE

PAYMENT OF BILLS:

Motioned Mrs. Rowin and seconded by Mr. Shafron, for the payment of bills subject to the availability of funds.

Roll Call Vote: Ayes: Messes: Steele and Rowin, Messrs. Knapp, Shafron, Haymon, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Messrs. DiLandro, Hagberg, Morris and Councilman Kulmala.

APPROVAL OF MINUTES:

Motioned by Mrs. Rowin and seconded by Mr. Haymon, to approve June 12, 2014 minutes.

NEW BUSINESS:

Roll Call Vote: Ayes: Messes. Steele and Rowin Messrs. Haymon, Mayor Schwager and Chairman Potash.
Nays: None
Abstain: Messrs. Knapp and Shafron
Absent: Messrs. DiLandro, Hagberg, Morris and Councilman Kulmala

OLD BUSINESS:

Mr. Lydon informed the Board that he, Borough officials, NJDEP and Highlands conducted their site inspections on areas discussed at the last meeting to see if these areas would qualify for Designated Redevelopment Areas. The meeting went well and NJDEP and Highlands had positive feedback for these areas including the entire Industrial Areas. However, they did have reservations with the proposal for the DR Mullen property.

NEW BUSINESS:

Chairman Potash informed the Board that Burgis Associates would be giving a presentation at the July 23, 2014 Mayor and Council meeting on the new COAH regulations. He expressed that the Planning Board was invited by Mayor and Council to attend the presentation.

Mrs. Rowin alerted the Board that there was a Subway street sign on Ramapo Valley Road and questioned why it was there. She also informed the Board there was a skeleton sign where the old Korean Church sign was and questioned if this should be removed.

A discussion ensued concerning the Do Well Be Well Gym that closed their doors recently. It was discussed that there may have been some type of medical practices going on at the site that did not have permission.

PUBLIC MEETING ADJOURNED AT 8:25 P.M.

Motioned by Mr. Haymon and seconded by Mrs. Rowin, to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on August 14, 2014.