

Borough of Kinnelon

Planning Board

March 2, 2017

The regular monthly meeting of the Kinnelon Planning Board was called to order by Chairperson Mrs. Roselius at 7:32 p.m., Thursday, March 2, 2017 in the Municipal Building.

It was reported that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on January 2017 and by sending the meeting date to the Daily Record and Herald News.

Present and answering roll call in addition to Mrs. Roselius were Mayor Collins, Mr. Kline, Mrs. Smialek, Councilman Yago and Mr. Savino. Mr. Bacchetta, Mr. Boorady and Mr. Buzak were present at this meeting.

A motion to approve the December 1, 2016 and January 5, 2017 minutes was offered by Mr. Kline, Second by Mr. Savino with the affirmative "yes" vote of all on roll call. Mayor Collins abstained from the December minutes and Mr. Yago abstained from the January minutes.

Mrs. Roselius asked if there were any reports from the committees.

Mr. Kline stated that the Historical Commission is making recommendations to the Mayor and Council to apply for a grant to Morris County Open Space trust fund for 30 thousand and the Borough would have to match 20%. Some of the money will go towards preparing documents, contract and bid packet for Phase 3 of the L'Ecole restoration.

Mrs. Roselius stated that the Zone Committee has been meeting regularly to discuss the revision of the zones.

A motion to approve Resolution #816 Mattress Firm was offered by Mr. Kline, second by Mrs. Smialek with the affirmative "yes" vote of all on roll call.

Mrs. Roselius stated that we would hold off with Meadtown Cleaners application until the end of the meeting to see if the applicant shows up.

Mrs. Roselius asked if she could have a motion to change the Site Plan Committee to remove John Carpenter and put Mr. Kline on as Chairperson. A motion was offered by Mayor Collins, second by Mr. Savino with the affirmative "yes" vote of all on roll call.

#817 Raymour & Flanigan, 1149 Route 23 South. The applicant is asking for Site Plan approval & a variance to permit an increase in signage to exceed 50 sq. feet.

Fredric Azrak from Azrak & Associates, LLC was present to represent Raymour and Flanigan.

Mr. Azrak stated that they would be relying on the site plan and approvals granted to Kosco. Mr. Azrak said that they would be utilizing the same building, parking and there would be no increase of the foot print or interior floor area. Mr. Azrak said Raymour and Flanigan has been around for about 60 years and is a family owned business. There are 115 show rooms in 7 states and they maintain outlet centers, clearance centers and warehouses. Kinnelon will have a first class showroom. Mr. Azrak stated that this location will not make deliveries. The deliveries will come from either Suffern or Randolph. There will be 20-25 employees during the week and Raymour and Flanigan being a family owned business understands the importance of looking for employees in the community. Mr. Azrak stated that there would typically be a box truck either to remove old merchandise or bring in new merchandise. The costumers would be staggered throughout the day and 20 cars in one day is a great day for Raymour and Flanigan.

Mr. Azrak stated that Mr. Boorady the Borough Engineer had reviewed the 2006 As Built and has made some recommendations to the site.

Mr. Azrak marked the As Built dated 2006 Exhibit A1.

Mr. Azrak said that the first recommendation was to remove the motorcycle parking spaces to the rear of the building and convert them to two parking spaces. The second recommendation was to restripe the parking spaces and have them conform to what they should have been 10x18 not 9x18. Mr. Azrak stated that they would be increasing the parking by two. The trailers will be removed also. Mr. Azrak stated that Mr. Boorady would like the garbage area to be screened in. Mr. Azrak stated that Raymour and Flanigan remove their own garbage and things wouldn't be blowing around the neighborhood. The garbage would be kept inside but if we were to need to put something there we would agree to do so. Mr. Azrak said that they are agreeing to all Mr. Boorady's changes and that there will be only interior upgrades.

Mr. Azrak marked a picture of what the building will look like as Exhibit A2.

Mr. Azrak said that the doorway entrance will be improved and some of the windows will be closed up. The ingress and egress will stay the same as in A1. A positive note will be not having the sounds of the motorcycles, or gas and oil stored on the site.

Mr. Azrak stated that he requested that the variances that have already been granted at this site be carried over to this application.

Mrs. Roselius asked Mr. Azrak if he was referring to the parking.

Mr. Azrak stated that he was asking that everything that was granted be carried over.

Mr. Bacchetta asked Mr. Azrak if he was referring to the Resolution that was memorialized on May 13, 2004 and Mr. Azrak said yes.

Mr. Azrak marked the picture of the free standing sign as Exhibit AB.

Mr. Azrak stated that they will be using the same poles that Harley used for their sign.

Mr. Azrak marked the picture of Raymour and Flanigan and Harleys sign as Exhibit A3.

Mr. Azrak said the Harley sign was 116 square feet and the new sign will be 108.75 square feet. There are currently two signs on the building, on the North and South side. We will only have one sign on the front of the building. The sign will be channel letters, Led lights and 62 square feet. The signage will be 81.25 square feet less than what Harley had.

Mr. Azrak said that Route 23 slopes down to the East and for identification purpose and safety it's applicable. The North side of Route 23 will have an easier time seeing it. The sign is a company logo and it's an immediate recognition. The sign will be farther from Cutlass and residential area by removing the two signs Harley had up.

Mr. Bacchetta swore in Mr. John Palus who the board recognized as an expert in planning and engineering.

Mr. Azrak asked Mr. Palus if the statements that were made were accurate and Mr. Palus said yes.

Mr. Palus stated that he is very familiar with the site and to the North you have BJ's, Bed Bath and Beyond, Matthews Ave, to the South you have Cutlass and residential property, to the East is Riverdale and to the West is commercial property like Dunkin Donuts and the Getty. Mr. Palus said that directly to the North is wetlands and a water way. The vegetation goes all the way to Route 23. Mr. Palus stated that there is a bend in Route 23 and the elevation changes. If you were going South this property is visibly obstructed and you come up on the building very quickly. Mr. Palus stated that there are two poles still there where the Harley sign was. That sign was 116 square feet and there were two signs on the building. The three signs in total equal 252 square feet. The sign proposed is under the square footage that was granted to Harley. The building sign will be located in one spot which will shift it further away from the residents to the South.

Mrs. Roselius asked how far away from the edge of the road will the sign be and Mr. Palus said 15 feet from the curb line.

Mrs. Roselius asked if the sign will be lit with LED lights and Mr. Palus stated they would.

Mrs. Roselius asked if they would have a problem putting the 911 sign on the pylon and Mr. Azrak said they would be agreeable to that.

Mrs. Roselius asked what the hours would be that the sign would be lit and Mr. Azrak said the lights would go off at 10 pm except for security lights.

Mr. Kline stated that he has a concern about outside storage and will there be any. Mr. Azrak stated that there would be no onsite outside storage and it could be made part of the resolution.

Mr. Boorady asked if there isn't a need for outdoor garbage, what will be done with it.

Mr. Bacchetta swore in Mr. Adam Fumarola the Senior Director of Development for Raymour and Flanigan.

Mr. Fumarola stated that trucks show up no more than twice a week and when they do they collect all garbage and its brought back to Suffern. The cardboard and plastic is recycled and then is sold to a third party. Mr. Fumarola stated that all the stand alone Raymour and Flanigan's do not have outside garbage.

Mr. Boorady asked what size trucks would visit the site and Mr. Fumarola said expect for the initial delivery they would be typically 26 feet trucks delivering during normal business hours.

Mrs. Roselius asked what the hours of operation will be and Mr. Fumarola stated Mon-Sat 10-9 and Sun 11-6.

Mr. Boorady asked if they would be agreeable to restriping for parking where the area for garbage was and Mr. Fumarola stated that he would agree to that.

Mr. Fumarola stated that the lights would go off at 10 pm and we would comply with code that stated no lights on after midnight.

Mrs. Smialek asked if the lights on the pole will also go off by midnight and Mr. Fumarola stated that he would comply with the code. .

Mrs. Roselius opened the meeting to the public.

Ms. Stiedle from 68 Cutlass addressed the Board.

Ms. Stiedl stated that her backyard is behind this property and can see it from the house. Ms. Stiedle stated that the lights are going to shine in the back of the house. Since there is no foliage on the trees it's a blind light. Ms. Stiedle stated that she can see the trailers and is concerned how it's going to affect the privacy of her home.

Mr. Azrak stated that the lights will be shielded and will comply with what was previously approved. Mr. Azrak stated that the trailers will be removed. Mr. Azrak also stated that Ms. Stiedle's property is very elevated and should be able to see the roof.

Mrs. Roselius stated that this will be a significant improvement.

Ms. Stiedle stated that she just inherited the house and doesn't want anything to happen to the property or her. Ms. Stiedle asked about the stream that runs down the property and if they repave how will it affect the flow.

Mr. Boorady stated that there is no exterior site work being done, only the restriping and removing the trailers. Mr. Boorady stated that there is wetlands and the State won't allow anything to be done there.

Mr. Bacchetta swore in Mr. Moe Jashari from 77 Cutlass Road.

Mr. Jashari stated that he lives across from the building and this sign is going to be bigger than Harley's. Mr. Jashari stated that the Harley sign was black and couldn't see it at night. This sign is going to be higher, white and LED lights so this makes it worse. The fence they have is also too low.

Mr. Jashari brought 6 photos on three sheets which was marked as Exhibit O1.

Mrs. Roselius stated that the sign isn't going to be higher than the Harley sign. Mrs. Roselius also stated from the pictures Mr. Jashari took could see a lot of evergreens.

Mr. Jashari asked if the sign could be moved in more.

Mrs. Roselius stated that it's on a State Highway and it's in a logical place.

Mr. Boorady stated that there are two 48 inch pipes in the front yard and there is no other place to put them. Mr. Boorady stated that Harley was required to plant evergreens and from the pictures they seem to be mature and growing.

Mr. Jashari asked if in the open space plant more evergreens and a solid fence.

Mr. Azrak stated that LED are less bright that why they were changed and the pylon will be off by 10 pm. Mr. Azrak stated that we could put aluminum slats between the fences.

Mrs. Roselius stated that you can't plant anything between the trees because it will ruin the roots.

Mr. Azrak stated that they will put in slats in the area visible to his house.

Mayor Collins asked if we could put Forest Green Slats.

Mr. Boorady stated that typically you would use black because your eye loses black over a distance.

Mayor Collins asked if they would do black slats.

Mr. Azrak stated they would not have an issue with that.

Bayne from 52 Cutlass Road addressed the Board.

Ms. Bayne asked what kind of impact this would have on Cutlass Road.

Mr. Azrak stated that the number of people will be less then what was visiting the site, so there will be no impact on Cutlass Road.

Mrs. Roselius closed the meeting to the public and opened it back up to the Board.

Mr. Boorady asked Mr. Fumarola if he would have a problem doing supplemental landscaping where needed especially in the area of where the trailers will be removed.

Mr. Fumarola stated that he would be happy to work with the construction department and the engineer to come up with a plan and that Mr. Boorady could meet with the landscaper.

A motion to approve the application was offered by Mr. Kline, second by Mrs. Smialek with the affirmative "yes" vote of all on roll call.

Mrs. Roselius opened the meeting to the public.

Ms. Stiedle from 68 Cutlass Road came up to the board.

Ms. Stiedle said that her parents had asked numerous times to get a hidden driveway sign but was always denied. It would be an advantage to me and the people coming off Route 23 to have this sign.

Mr. Kline stated that she should contact the Police Department and ask to talk to the Traffic Officer.

Ms. Stiedle stated that there are cars that are painted like a cow speeding up and down the street all night and would like something done.

Mrs. Roselius closed the public portion and opened it back up to the Board.

A motion to carry Application #814 Meadtown Cleaners to the April meeting was offered by Mayor Collins, second by Mr. Savino with the affirmative "yes" vote of all on roll call.

Mr. Bacchetta stated that the Board will need a motion to go into closed to talk about the litigation with the Fair Share Housing Plan.

A motion was offered by Mr. Kline, second by Mayor Collins with the affirmative "yes" vote of all on roll call.

Mrs. Roselius stated that as a result of the closed session the Board will not be taking action at this time.

A motion to adjourn at 10:17 pm was offered by Mr. Savino, second by Mr. Kline with the affirmative "yes" vote of all on roll call.

Respectfully submitted,

Jennifer Highers, Secretary

cc: Planning Board Members
Planning Board Attorney
Planning Board Engineer
Borough Clerk
Board of Health
Fire Prevention Bureau
Zoning Official
Construction Official
Environmental Commission
Tax Collector
Assessor
Department of Public Works
Police Department
Morris County Planning Board