

February 16, 2012

A regular meeting of the Allendale Planning Board was held in the Municipal Building on February 16, 2012. The meeting was called to order at 8:12 PM by Mr. Quinn, Chairman, who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following members answered to roll call: Mr. Quinn, Mr. Barra, Mr. Strauch, Mr. Fliegel, Mr. Walters, Mr. Sirico, Ms. Sheehan, Mr. Zambrotta, and Mr. Scherb.

Absent: Mr. Sasso

On a motion from Mr. Sirico, seconded by Mr. Zambrotta, the minutes from November 17, December 12, and January 19 were approved. Two abstentions were from Mr. Strauch and Mr. Scherb who were not present at those meetings.

Resolution of Memorialization from Calvary Lutheran Church

Mr. Quinn explained that Mr. Dunn had just given each member a copy of the resolution and members of the Planning Board had not yet had a chance to read it. The resolution was lengthy because of some of the conditions imposed on the application and the yearlong process of the applicant's testimony.

Mr. Dunn said that because the professionals and Board members had not had a chance to review the document they would not be able to proceed with it that evening. There were nine months of significant testimony from the applicant on drainage and other serious issues. Mr. Dunn had to summarize the proceedings and note the conclusions and findings of the Board for the resolution. Years from now people could look back to the resolution so it needs to be written well. Mr. Dunn suggested carrying the resolution over to the next meeting. He had spoken to Mr. Whitaker as he knows there is a time limit on getting this document completed.

Mr. Walters and Mr. Sirico agreed that the Board should carry the resolution to the next meeting so that the Board would have time to review. Mr. Barra asked Mr. Snieckus and Mr. Yakimik to have their comments to the Board before the meeting. Both a professionals agreed to this plan. Mr. Dunn responded that he could easily do revisions based on the comments. Mr. Quinn asked Mr. Dunn to send everyone a copy by e-mail. On a motion by Mr. Walters, seconded by Mr. Fliegel, the members voted to carry the resolution to the March meeting. Mr. Strauch and Mr. Scherb abstained.

Mr. Zambrotta asked if they should have Monday and Thursday meetings to avoid pushing decisions to the following month. Mr. Quinn responded that the Board uses Mondays for work sessions and Thursdays for official business. If there is not a lot on the agenda, there is no reason to hold a Monday session. Mr. Dunn agreed that having a Monday session just for a resolution was not necessary.

Continuation of Discussion on the D-Zone

Mr. Snieckus reviewed what had been discussed at the last meeting on the D-zone analysis. He said the Board wanted some revisions done on the language for the Master Plan and more information on parking regulations. The document was dated January 10, 2012 and updated on February 7, 2012. On page 9 of the document the permitted uses of professional sports training centers, medical offices, rehabilitation centers and digital data centers were added as appropriate adaptive uses for the existing facilities in this zone. These were added because of the lot sizes and arrangements, adjacency to residential properties, and the need to minimize impacts to the traffic volume on West Crescent Avenue. In addition, the retail uses are encouraged in the C-1 and C-2 zones as noted in the Master Plan and are not recommended in the D-1 and D-2 zone districts. This language has been revised from the previous document as Board members were concerned that one zone may have more to offer than another or it could be interpreted that one zone was being favored over the other. Mr. Zambrotta had a question about the commercial recreation on page six which Mr. Snieckus clarified why the document was written that way.

Mr. Snieckus continued with the draft ordinance document that could be recommended to the Borough Council for consideration as an amendment to the D-1 and D-2 district. It would show what uses would be permitted and other criteria that had been discussed. It doesn't talk about parking as that had not yet been confirmed. The word office was added to the draft ordinance as it was not offered previously and would be differentiated by the added permission of medical related office and limited commercial uses. The following are permitted in the D-1 Zone District: commercial food preparation for consumption off premises, indoor individualized sports training facilities, martial arts and gymnastics instruction, studios for fine arts instruction with no more than two recitals a year, rehabilitation and physical therapy clinics, medical and dental offices, medical imaging and dialysis facilities, and digital storage centers. Mr. Barra questioned the part about recitals as he thought the section should be removed due to space limitations, parking, and traffic. Mr. Sirico and Mr. Quinn agreed with that assessment, so the recital section will be removed.

Mr. Snieckus discussed the uses permitted in the D-1 and D-2 district. Some things were taken out because they were not appropriate for the zone or not being manufactured anymore. Mr. Zambrotta felt the Board wanted to be more expansive and less restrictive on the uses permitted. If they can only manufacture what is on the list, it restricts a company from making something new in the future. Mr. Snieckus commented about the effects on residential properties and listing the suggestions gives an idea of what is appropriate for the district. Mr. Zambrotta was concerned that the list might be outdated again very shortly in the future. Mr. Walters suggested doing more generic categories rather than specific and add what they don't want in that area. Mr. Snieckus said it could be done but to keep in mind that they didn't want anything with greater truck deliveries or movement that might impact traffic. Mr. Walters responded that the building which would be a concern in this matter would be Black Millwork as it is the biggest property in that zone. Mr. Snieckus stated the Board could use the numerical ones in the document as the

main headings and take out all the subcategories. There was discussion on whether the Board wanted to be more specific or more general in the listing of uses in the zone. Mr. Barra wanted to know if they could give examples for each category as it would not be limiting. Mr. Snieckus remarked that the zoning officer would have to make a subjective call to something similar being suggested. Mr. Walters wanted to know if light assembly would be added and Mr. Snieckus said that it would. Mr. Zambrotta said he thought the list was far too restrictive and that being more subjective was the direction he felt the Board should go. He also felt that they should be specific in eliminating things like hazardous materials, controlled substances, or other things that they wouldn't want in that zone. Mr. Walters was worried because they would be putting a lot of power in the zoning official to make the decisions as the more open it is the more interpretation would be needed. Mr. Strauch agreed with Mr. Zambrotta in that it should be less restrictive. Mr. Snieckus said he could write it either way. He read from the Town ordinance and said that noise was covered but deliveries were not. He also stated that some of these types of uses would not come to smaller spaces that are not off a main highway. He thought it could work to be less restrictive and by providing suggestions instead of specifics. He would have to think about how to limit deliveries as the ordinance talks about times but not amounts. Mr. Strauch added that the Board would write a list of exclusions but allow the market to determine what goes in the zone. Mr. Dunn questioned whether there was a trend in planning about these types of ordinances. Mr. Snieckus responded that most communities were being less specific.

Mr. Barra commented that it was probably specific in the past so zoning officials did not have to be too subjective in making the decisions. He wondered how much trouble this would cause when applicants were denied because the Master Plan was too vague. If the list was specific, there would be no question as to what was or wasn't allowed. Mr. Walters mentioned that lawsuits could then happen and this could cause problems for the zoning official and zoning board. Mr. Snieckus agreed with Mr. Barra that when you have specifics, there is no room for interpretation. Mr. Snieckus suggested having a broader interpretation by providing a few examples of what type of manufacturing the Board was looking for in town and he would report back to the Board with those ideas. Mr. Strauch stated that as a person who had been on the zoning board in the past, he felt that guidance with examples in the language of the ordinance and Master Plan would be helpful in making decisions that come before the members of that board. Mr. Walters said he wanted to make sure things they didn't want such as noxious materials affecting the air or supplies getting into the sewer system were included so that anything they wanted to be prohibited from the area were stated clearly in the documents. Mr. Barra told the Board he thought they should be less restrictive.

Mr. Snieckus reminded the Board how important the Master Plan is in the way it describes uses in the zones as it will tell people what the Board and the Council want in the zones. That is why the Board had discussed making an amendment to the language in the Master Plan so they identify what they are looking for in the different zones. Mr. Quinn wanted to make sure that traffic was included as that was a concern of the Board. They don't want a constant in and out

flow of traffic as that would not be good for the area. Mr. Walters noted that a catering place like the Market Basket would not work and that they should not consider cross dock facilities or distribution centers. Mr. Snieckus said it would be a challenge but he will work on it. Mr. Strauch commented on hours of operation, noise, and setbacks may limit some of the concerns. Mr. Walters suggested staying away from refrigeration units. There was some discussion on this and it was decided to list refrigeration units in the exclusions. There was also discussion on generators by Mr. Sirico and Mr. Snieckus. Mr. Walters spoke about how he thought biological, chemical, jewelry manufacturing, cosmetics, printing, textile products, and leather goods should all be excluded as they could cause environmental concerns.

Mr. Snieckus explained section three in the document about generators. The next document discussed was dated February 7, 2012 on recommendations for additional uses to be considered for the D-2 zone in the southerly area of the Borough. Mr. Barra remarked that the Council did not want the self storage facilities. Mr. Zambrotta was concerned that you might have something stored in there that you wouldn't want. Mr. Walters agreed and wanted to know what Mr. Scherb thought about all this as part of the Police Department. Mr. Scherb declared that he didn't think this was a good idea. Self storage facilities will be removed from the D-2 zone.

Mr. Zambrotta asked why the D-1 only uses were not allowed in D-2 zone. Mr. Snieckus responded that in the D-2 zone which is located on Chestnut Street the Board did not want to add to the traffic problem which already exists there. Mr. Zambrotta questioned why if there are already sports training facilities down in the area, why more couldn't be added. Mr. Snieckus mentioned that the sports facilities were in Waldwick not in Allendale. Mr. Walters agreed with Mr. Zambrotta and added that there is only one building in Allendale in that zone. Mr. Zambrotta felt that the uses being put into the D-1 zone were not going to add to the traffic problems, and that the Board was overcomplicating the distinction between the two zones. Mr. Walters did state that at certain times of the day the traffic on Chestnut Street was congested. Mr. Barra felt the area was over-utilized because Waldwick had allowed it to be that way. He remarked that the Whitney has not been finished and all the units have not been sold. Once the Whitney is finished and filled that the traffic in the area will be much worse. Mr. Barra also stated that he didn't feel the building in that zone would be conducive to some of these proposed uses. Traffic has gotten so bad towards where Waldwick Pool is that a light will have to be installed in the future because there have been many accidents at the intersection. There was discussion amongst the Board members about the traffic from Chestnut Street onto Franklin Turnpike and what could be done to help the problem.

Mr. Snieckus discussed the next document which was dated February 6, 2012 on the parking analysis done at the Board's request. The Board felt that the parking spaces suggested for a medical office was too restrictive with too much parking and wanted information based on what currently existed in Allendale. Mr. Snieckus looked at 70 West Allendale Avenue, 54 West Allendale Avenue, 42 West Allendale Avenue, and 1 De Mercurio Drive for his report. Two buildings are medical buildings and two are professional buildings. The average is 1 space for

266 square feet or 3.76 parking spaces for 1000 square feet. Mr. Snieckus pointed out that all of these buildings benefit from on-street parking or parking at adjacent lots. He did not see an overflow of parking while he was there observing the sites. These don't comply with the current code but they operate okay with what they have already. Medical offices typically demand more parking because of patient appointments. The ITE Parking Generation manual identifies medical office buildings as having a parking supply 85th percentile of 4.27 vehicles per 1000 square feet of the 86 sites studied. A medical clinic use was studied separately wherein the 85th percentile ratio of 4.96 vehicles per 1000 square feet was identified in the analysis of 8 study sites. These studies occurred from 1963 to 2009. Mr. Snieckus felt the 1 space per 200 square feet that was being proposed seemed to be appropriate. He did look at the general office requirement and looked at the ITE manual and it also has a lower standard for office wherein the 85th percentile parking supply is 3.45 vehicles per 1000 square feet of the 176 sites studied between 1970 and 2008. In his professional experience 4 parking spaces per 1000 square feet is consistent with numerous municipalities with a similar context to Allendale.

Mr. Zambrotta wanted to know why people park at A&P parking lot and walk to the office building at De Mercurio Drive and Mr. Strauch answered that the lots are tight as the stalls are smaller. Mr. Snieckus said that it usually comes down to the efficiency of the parking area and how easy it is to use. His recommendation was to use 1 space for 200 square feet for medical offices and 1 space for 250 square feet for general offices. Mr. Strauch commented that he was keeping the parking lower for general office use but keeping the parking the same for medical office use.

Mr. Snieckus suggested having the public meeting the second meeting of March. Mr. Barra felt the Board would not be ready for March because the public had to be told about the meeting way in advance and it was better not to rush through the process. Mr. Strauch said the Board was not delaying the process but progressing at a nice pace and notifying the public was important in order to diffuse any confusion about what is being proposed.

There was discussion between the Board members as to whether or not everything could be done at one meeting in March or whether the Work Session meeting would need to be used. It was decided that unless something new comes before the Planning Board between now and the March meeting, the Board would only meet on the Thursday session. Mr. Snieckus will work on simplifying the language on the D-zone which will be done for the March meeting, and the Board will review the Memorialization Resolution from Calvary Lutheran Church at that same meeting.

On a motion from Mr. Zambrotta, seconded by Mr. Scherb, the meeting was adjourned at 9:40PM.

Respectfully submitted,

Diane Knispel