

**LODI PLANNING BOARD
MINUTES
October 9, 2013**

The meeting was called to order by Chairperson Al Norieka at 7:00pm. The open public meeting notice was read and the flag salute held.

Members Present: Mr. Borelli
 Mr. Carrasco
 Mrs. Breitwieser
 Mr. Norieka
 Mr. Palumbo
 Mr. Lortz

Also Present: Planning Board Attorney Joseph Russo
 Planning Board Planner Gary Paparozzi
 Planning Board Secretary Sharon Salvacion

Members Absent: Mr. Stolz
 Mrs. Fiduccia
 Mr. Wanco

There was a motion by Mr. Carrasco, seconded by Mrs. Breitwieser to approve the minutes of September 11, 2013. All members present voted in favor of the motion with the exception of Mr. Lortz who abstained

Application: Color Flo Graphics, Inc.
 10 Del Glen Avenue

Mr. Frank T. Luciano is the attorney for this application and he made an initial presentation to the Planning Board regarding the nature of his client's application.

Peter Young, was sworn in and testified to the following:

That he is the owner of Color Flo Graphics, Inc., the Applicant herein. That the Applicant intends to use the subject premises for its silk screen printing business. More specifically, 90% of the Applicant's business pertains to the silk screening of t-shirts.

That the subject premises consists of the following:

- 2, 925 square feet to be utilized as general office space
- Approximately 7,683 square feet to be utilized for silk screen printing.
- Approximately 7,683 square feet to be utilized as warehouse.

That the owner of the subject premises, Airwin Corp., through its representative, Nick Cangialosi, consented to the within application. That there will be no improvements or alterations to the exterior of the subject premises, although there will be some minor

interior improvements consisting of plumbing and electrical renovations/improvements. That the Applicant will operate its business between the hours of 7:00 A.M. to 3:00 P.M. Monday through Friday.

That the Applicant will have approximately 12-13 employees, most of whom travel via buses and/or car pools. That with respect to parking, the owner will designate approximately 12-13 spaces for the Applicant which are more than sufficient to satisfy the needs of the Applicant's business and its employees.

That the Applicant will have the following deliveries:

- One (1) tractor trailer approximately every 3 weeks.
- One (1) periodic "box truck" delivery.

That the proposed use of the subject premises for the business of silk screen printing will not have a negative impact upon the neighborhood or the community in any respect.

There were no other witnesses.

The chairman then opened the meeting to the public, and no one from the public objected to or supported the application.

The Planning Board members briefly discussed that there should be no "retail business" at the subject property and the applicant stipulated to same.

There was a motion made by Mr. Borelli, seconded by Mr. Palumbo, to approve the application. All members present voted in favor of the motion.

Application: SF-3S Real Estate
340 Essex Street

Mr. Russo explained to the board that this was a continuation of an application commenced on August 14, 2013. Mr. Russo also explained to the board that the applicant made several changes to the plans in response to the comments and recommendations from the planning board members as well as the planning board planner.

The applicant's engineer, Michael E. Dipple, continued his testimony as follows:

That as a result of some of the comments from the Planning Board members on August 14, 2013, the Applicant decided that it would proceed with just 1 use, i.e., Sarku Japan. In essence, the Applicant is not requesting approval for the proposed retail use at this time and such proposed use has been eliminated from the plans (Exhibit A-9).

That accordingly, the plans were revised as follows:

- (a) The removal of the proposed retail use.
- (b) The reconfiguration of the rear parking. More specifically, the rear parking is reduced from 4 spaces to 3 spaces.
- (c) The relocation of the dumpster.
- (d) That there will be 1 sign on the front building and 1 pylon sign instead of the 2 proposed signs on the building. The sign on the east side was removed.

That with respect to parking, the plans show a total of 10 spaces: 3 in the rear and 7 in the front for a total of 10 spaces. That the parking calculations were arrived at pursuant to the applicable provisions of the Zoning Ordinance which require that there shall be 1 parking space for every 3 seats. The Applicant proposes 18 seats and, therefore, the total number of spaces required is 6. That with respect to Sarku, the restaurant will occupy 2,095 square feet of the subject building leaving 1,400 square feet vacant.

That the various vehicular movements were described in detail as set forth on the plan designated as C-05 which is part of Exhibit A-9. The vehicular movements included the "garbage truck movement", the "emergency vehicle movement" and the "typical passenger movement".

That the Applicant has been advised by the Bergen County Planning Board that ingress and egress to the subject site will be "right turn in only" and "right turn out only".

That on behalf of the Applicant, Mr. Dipple stipulated that the approval of the application will in no way be construed as the Planning Board's approval of any future retail use of the property. More specifically, the Applicant acknowledged that any additional use of the property may trigger parking issues which may even entail obtaining additional off-site parking spaces from adjacent property owners.

As to the issue of parking, a discussion ensued between the planning board members and Mr. Dipple to the extent that the plans would be further revised to delete all rear yard parking spaces. This was done based on the recommendation of Mr. Paparozzi who is of the opinion that no parking spaces could be located at the rear of the property. In essence, the rear yard is simply too small to accommodate even one parking space. It was further discussion that Mr. Dipple would confer with Mr. Paparozzi to determine if any parking spaces could be located in the rear.

The chairman then opened the meeting to the public and no one appeared in support of and/or opposition to said application.

There was a motion made by Mr. Borelli, and seconded by Ms. Breitwieser to approve this application. Mr. Russo stated that he will set forth in the resolution that the plans are to be revised to delete the three parking spaces in the rear and that if the applicant determined in the future to utilize a second use of the building, the applicant agreed that it would need to return to the planning board.

With that said, all members present voted in favor of the resolution.

Application: Medex Urgent Care-NJ PC
184 Essex Street

A motion was made by Mr. Borelli to approve a resolution in the affirmative. All members present voted in favor of the resolution with the exception of Mr. Palumbo and Mr. Lortz who abstained.

Application: Jersey Smokes d/b/a Cigar Shack
20 Essex Street

A motion was made by Ms. Breitwieser and seconded by Mr. Borelli to approve the resolution. All members voted in favor of the resolution with the exception of Mr. Palumbo and Mr. Lortz who abstained.

Respectfully submitted,

Joseph A. Russo, Esq.

*Approved
on 11/13/13
Joseph Russo*