

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

April 20, 2016

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

Roll Call:

Members present were Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Hall, Mr. Beal, Ms. Kingsley, Mr. Bocchino, Mr. Cunningham and Mr. Mangold. Mr. Willard, Board Attorney, and Thomas Solfaro, Board Engineer, were also present.

Adoption of Minutes:

April 6, 2016

A motion was made by Mr. Einbinder, seconded by Mr. Woodruff, to adopt the Minutes of the Regular Meeting of April 6, 2016 as presented. The voice vote was unanimous.

Application for Review:

App.#SP-2-16: CoCo Family Trust, 482 Springfield Avenue, Block 613, Lot 7 (DD-Zone)

Applicant is proposing to use the existing building and add approx. 520 sq. ft. of new space to the front of the structure for a hair and beauty salon, retail sales and residential use.

August Santore, attorney for the applicant, presented Exhibit A-1.

Nicolas Cocuzza, applicant, was sworn and stated he was involved in putting together the exhibit board that includes a photo of the existing building which currently contains Laura's Dance Studio. The building was previously used for a beauty salon and the

dance studio is a nonconforming use that was approved by the Board of Adjustment. The applicant is proposing to add a one-story addition to the front of the existing structure on the property and is seeking variances for setbacks and for parking. The applicant has met with the Beautification Committee and adopted some of their recommendations. The proposal includes new landscaping, eight parking spaces in the rear and two existing spaces on the side. There is existing asphalt that will be removed and replaced with pavers in order to decrease the impervious coverage.

The Board members raised questions regarding how much of the existing rooftop will be visible and if the applicant has a rendering of what it will look like when it is built. It was noted that the Board cannot approve anything without seeing some kind of plans.

Discussion took place regarding the parking requirements. Mr. Cocuzza stated that Mr. Bocko concluded that 16 spaces are required according to the ordinance which requires three parking spaces per chair for the beauty salon, two spaces for the retail sales in the salon, and two spaces for the residential use. The applicant believes the two spaces for the retail sales should not be required since the retail is an ancillary use of the salon and not a separate retail store.

Mr. Solfaro stated that he has reviewed the application and prepared a report dated April 14, 2016. He agrees with Mr. Bocko's number of 16 required spaces and also questions the use of street parking.

Discussion took place with regard to the application and whether the Board can consider it without architectural plans.

Mr. Santore stated that the applicant would be willing to provide architectural plans but would like to hear the Board's comments as to parking and waiver of the underground detention requirements.

Mr. Solfaro noted that the applicant should provide information showing that the coverage on the property is decreasing to support the waiver request.

With regard to parking, Mr. Santore stated that there is an informal agreement with the owner of Dimaio's as to shared parking. He also noted that if it were a retail use the parking requirement would only be five spaces.

The Board members expressed concern regarding the aesthetics of the proposed building and the roof line of the existing structure. It was noted that a large factor of the Master Plan includes the improvement of the downtown area and the town has gone to great lengths to create standards for the downtown district. It was also stated that parking is a sensitive issue and the Board would have to consider the recommendations of the zoning

officer and the Board Engineer. The Board members would prefer to have all the relevant information before reaching a decision on the aesthetics of the project and the parking.

Suzanne Cordillo was sworn and stated that she is the owner of the salon. Ms. Cordillo stated that if parking is a major issue for which the Board will not grant a variance she probably would not go forward with the application. She further stated that the businesses on that corner have learned to live with the parking issues and her salon will have less of an impact on parking than the dance studio. Her business is by appointment only and there will be no surge of people looking for parking. Ms. Cordillo also stated that she met with the Beautification Committee and they liked the concept.

Mr. Einbinder suggested that the applicant obtain the opinion of an architect and provide plans.

Adjournment:

A motion was made by Mr. Einbinder, seconded by Ms. Kingsley, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:35 p.m.

Regina Giardina, Secretary Pro-Tem