

PLANNING BOARD
Minutes of
February 11, 2015

Present:

Mr. Branan
Mr. Ciarlariello
Mr. Fagan
Mayor Giordano (arrived 7:09)
Mr. Hollod
Mr. Kreder
Mrs. Kreder
Mr. Mitchell (arrived 7:10)
Mr. Righetti
Mr. Tevlin

Absent:

Mr. Stabile

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey. The reorganization meeting was called to order by Mr. Schwartz at 7:07PM. The compliance statement was read, the pledge of allegiance and roll call was taken.

Mr. Righetti nominated Mr. Fagan as Chairman, seconded by Mr. Ciarlariello, unanimous approval.

Mr. Branan nominated Mr. Kreder as Vice Chairman, seconded by Mayor Giordano, unanimous approval.

Chairman Fagan nominated Mr. Schwartz as Board Attorney, seconded by Mayor Giordano, unanimous approval.

Mayor Giordano nominated Mrs. Thorpey as Recording Secretary, seconded by Mr. Ciarlariello, unanimous approval.

Mayor Giordano nominated Mrs. Gaebel as Secretary, seconded by Mr. Tevlin, unanimous approval.

Mr. Schwartz swore in Mr. Hollod to the Board.

The minutes of December 10, 2014 were moved by Mayor Giordano, seconded by Mrs. Kreder, unanimously approved with correction (Mrs. Stabile was absent from the previous meeting, August 27).

Mayor Giordano moved Mr. Schwartz's resolution for Board Attorney, seconded by Mr. Tevlin, unanimous approval.

Mr. Tevlin moved the Texas Roadhouse resolution with correction, seconded by Mr. Righetti,

approved by Messrs. Branan, Giordano, Hollod, Kreder, Righetti, Tevlin, Fagan and Mrs. Kreder.

SPR-14-002 – Fortaleza Associates, 214 Somerset Street, represented by Attorney Paul Swanicke. Mr. Swanicke described the application. The applicant is seeking a café and restaurant on the first floor, three apartments on the second floor and four apartments, each with a spiral staircase to a loft, on the third floor.

Thomas DiGiorgio, architect, 414 Central Avenue, Westfield, was sworn in. He described the changes to be made, including adding an elevator. On the third, floor lofts will be created with skylights. The first floor will have a restaurant on the left side, café and bakery on the right. The restrooms and kitchen will be in the rear of the building, to be shared by both establishments. The building is masonry with wood trim.

Robert Templin, 861 Eisenhower Avenue, Bridgewater, civil engineer and surveyor, was sworn in. There will be 4 parking spaces in the rear for employees. A dumpster will have to be rolled into the alley to be emptied.

Rudy Carrera, Green Brook, the applicant, was sworn in. He described the restaurant as a rotisserie-style eatery. The café will be a relaxed atmosphere, pizza/café/lounge. He is aware of the parking situation and has spoken to neighbors about it. There will be 7-10 employees between the 2 eateries. Deliveries will be made between 6-7AM from the side street. Hours of operation for the café will be 6AM-11PM; the restaurant 11AM-11PM. Mr. Carrera will employ a manager for the apartments. Each apartment will have its own heat and air conditioning. His investment will be approximately \$1.5 million. Mr. Carrera has 18 years of experience in the restaurant business in Springfield and Mountainside.

Mia Alpos Petrou, licensed professional planner, was sworn in. She distributed photos of the building and the block; she discussed the variances. It is proposed 15% of the business will be take-out from the restaurant. Presently there are no plans for a liquor license.

Open to the public; no questions or comments.

Mr. Swanicke recapped.

Mr. Branan thought the rental fees were very fair and is a strong selling point due to unsecured parking. Mr. Carrera anticipates the rents to be \$900 for a 1-bedroom apartment. Mayor Giordano is concerned about parking; otherwise he is impressed with the application. Chairman Fagan agreed.

The Board deliberated. The general consensus of the Board was to approve the application with the size bedrooms presented. Messrs. Giordano, Ciarlariello, Tevlin and Righetti believe the parking situation will work itself out. Mr. Hollod disagrees; he believes the Board needs to secure a specific number of parking spaces for the apartment dwellers. The Race Street borough lot could accommodate overnight parking. Mr. Hollod said the owner of the building could purchase spaces

on a monthly basis for his tenants. Several Board members believe the parking situation will work itself out.

Mr. Schwartz read the conditions.

A break was taken at 9:22PM; meeting resumed at 9:28PM, all in attendance.

Mr. Schwartz discussed the non-residential development fee. Messrs. Hollod and Schwartz believe it is back in effect, even though COAH has been dismantled. If it does not come to fruition, the builder will ultimately be reimbursed. The tax assessor's office will be notified.

Mayor Giordano moved to approve the application, Mr. Tevlin seconded, unanimous approval.

The meeting adjourned at 9:40PM.