

PLANNING BOARD

Minutes of

May 13, 2015

Present:

Mr. Ciarlariello
Mayor Giordano
Mr. Hollod
Mr. Kreder
Mrs. Kreder
Mr. Mitchell
Mr. Righetti
Mr. Tevlin
Chairman Fagan

Absent:

Mr. Branan
Mr. Stabile

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey. Chairman Fagan called the meeting to order at 7:08PM, the compliance statement was read, the pledge of allegiance and roll call was taken.

The minutes of March 11 were moved by Mayor Giordano, seconded by Mr. Tevlin, unanimous approval. The minutes of April 22 were moved by Mr. Kreder, seconded by Mr. Tevlin, unanimous approval.

SPR-15-001 Mount Phoenix Inc. Seeking to renovate 325 North Drive and establish Kiddie Academy. Susan Rubright, attorney for the applicant. Chris Commarota, Kiddie Academy, 3415 Fox Hill Corporate Drive, Maryland, Vice President of construction. Kiddie Academy is a franchise. There are 136 locations with 30 additional opening, 4 of those in New Jersey. Children are taken from ages 6 weeks to 5 years, and there is before and after-school care for 6-12 year olds. Generally the space is 9,000-13,000 sf; 150-240 children. Facility opens 6:30AM via a secured entrance, parents use a pin number and they are timed. Children are picked-up by 6:30PM Monday to Friday. Peak hours are 7:00-9:00AM and 4:00-6:00PM. Staff is regulated by the state. In this facility there will be 26 teachers, a part-time cook, director and assistant director. It typically takes a parent 10 minutes to drop-off a child. They project 186 children at full enrollment. The fenced-in play area has alarmed gates.

There was no public present.

Gerald Gesario, site engineer, Livingston, showed aerial photos of the location. He explained the site plan, they will use the current driveway. The existing building has 16,620 sf that will be utilized. There are 37 parking spaces, including 2 handicapped. There will be a 5' ornamental fence around the outdoor playground. Public Service Gas & Electric will remove the old transformers in the rear and run underground cables. The outdoor lighting will be faced toward the site, probably on sensors.

Irwin H. Kizel, licensed professional planner and architect, Livingston, was sworn in. He described the current condition of the building and the expected change. The building will get a full new façade. Cultured stone will cover the bottom of the building front, left and partial right sides. The light over the front door will be internally lit. It will go off 1 hour after all operations cease. There is an indoor playground. The facility can hold a maximum of 220 children and staff.

Mr. Commarota answered Mr. Schwartz's questions regarding where their clients will come from; generally within an 8 minute drive or 3 mile radius. They hired an outside firm to gather the research.

No public present.

Ms. Rubright summarized.

Mayor Giordano moved to approve the application, Mr. Righetti seconded. Mr. Schwartz read the recommendations. Mayor Giordano moved to approve the application with the conditions, Mr. Righetti seconded, unanimous approval.

Mr. Righetti moved to adjourn, Mr. Tevlin seconded, meeting adjourned at 8:53PM.