

PLANNING BOARD
Minutes of
August 26, 2015

Present:

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

Absent:

Mr. Branan
Mr. Mitchell
Mr. Tevlin

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey. Chairman Fagan opened the meeting at 7:07PM, the compliance statement was read, pledge of allegiance and roll call was taken.

The minutes of July 22 were moved by Mr. Hollod, seconded by Mr. Righetti, unanimously approved.

Resolution of Appreciation from Borough of North Plainfield for Frank Stabile was read by Mr. Schwartz. The resolution will be presented to Mr. Stabile's family. The Resolution was moved by Mayor Giordano, seconded by Mr. Righetti, unanimously approved.

Resolution SPR-15-002, LAY-Z-BOY, moved by Mayor Giordano, seconded by Mr. Righetti, unanimously approved by Messrs. Giordano, Hollod, Kreder, Righetti, Fagan and Mrs. Kreder.

SPR-15-004, Goodwill Retail Store, 955 Route 22W, Ursula Leo, Sparta, NJ, attorney for the applicant. The building at this property was razed in 2007. The new building will be an 11,540sf, 1-story building.

Robert Gamperl, 301 North Broadway, Suite 300, Milwaukee, WI, Director of Real Estate, was sworn in. Mr. Gamperl works with nine Goodwill operations throughout the state; he showed a powerpoint. This new business will provide 23 jobs, 6 will be full-time. Hours of operation will be 9am-9pm Monday through Saturday and 10am-8pm Sunday. Employees arrive at 8am. There will be a trailer at the dock.

No questions from the public.

Kenneth Fox, licensed architect, 546 Route 10, Ledgewood, NJ, was sworn in. Mr. Fox showed and described the floor plan. He testified this will be a quality retail center with the highest finishes. The donation area will be canopied on the right side of the building. Signs will be backlit. They will be lit an hour before and an hour after the hours of operation; there will be security lights. Equipment will be on the roof, out of sight from Route 22.

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No questions from the public.

Charles Thomas, Jr., Bowman Consulting, 54 Horsesill Road, Cedar Knolls, licensed professional engineer, showed and described the property.

Entry will be from Route 22 only and exit onto Maple Avenue. The average truck will be 53'. A black chain-link fence will be put upon the retaining wall. There will be shrubbery across the front and around the property.

No questions from the public.

Ms. Leo recapped. They expect to open in July 2016.

Mr. Schwartz read the conditions.

Mayor Giordano moved to accept with conditions, Mr. Righetti seconded, unanimous approval.

Mr. Righetti moved to adjourn, Mr. Kreder seconded, meeting adjourned at 8:17PM.