

WYCKOFF PLANNING BOARD
MARCH 8, 2023 PUBLIC WORK SESSION MEETING MINUTES

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall

Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Fortunato.

"The regular March 8, 2023 Public Work Session Meeting of the Wyckoff Planning Board is now in Session. In accordance with the Open Public Meeting Act, notice of this meeting appears on our Annual Schedule of Meetings. A copy of said Annual Schedule has been posted on the bulletin board in Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News – all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting the agenda thereof was similarly posted, filed, and mailed to said newspapers." Formal action may be taken.

Members of the public are welcome to be present at this meeting. However, in accordance with Section 7(A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained.

"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions, and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, www.wyckoff-nj.com"

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times."

ROLL CALL

Board members in attendance: Kelly Conlon, Frank Sedita, Mike Homyachak, Glenn Sietsma, Mae Bogdansk, Sarah Caprio, Rudy Boonstra, Mayor Tom Madigan, and Rob Fortunato.

Absent: Kevin Purvin, and Joseph Vander Plaats.

Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; Pete Ten Kate, Boswell Engineering; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the February 8, 2023 Work Session and Regular Business Minutes

Mr. Homyachak made a motion to approve the February 8, 2023 Work Session meeting minutes. Second, Ms. Caprio. Voting in favor: Ms. Conlon, Mr. Homyachak, Mr. Sietsma, Ms. Bogdansk, Ms. Caprio, Mayor Madigan, and Chairman Fortunato. Abstained: Mr. Sedita.

Mr. Homyachak made a motion to approve the February 8, 2023 Public Business meeting minutes. Second, Ms. Caprio. Voting in favor: Ms. Conlon, Mr. Homyachak, Mr. Sietsma, Ms. Bogdansk, Ms. Caprio, and Chairman Fortunato. Abstained: Mr. Sedita, and Mayor Madigan.

RESOLUTION FOR MEMORIALIZING**Zarzar 551 Overlook Dr. Block 245 Lot 42.02**

(The applicant proposes to construct a basketball court on the property involving soil movement in excess of 100 cubic yards requiring Planning Board approval)

Mr. Homyachak made a motion to approve the Resolution. Second, Ms. Caprio. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Bogdanský, Ms. Caprio, Mayor Madigan, and Chairman Fortunato.

Ridgewood Water Hartung Drive, Block 245, Lot 83

(The applicant proposes to construct a water treatment facility at the location. The Application is filed as a capital project mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP)

Mr. Homyachak made a motion to approve the Resolution. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Bogdanský, Ms. Caprio, and Chairman Fortunato. Mayor Madigan abstained.

FOR PUBLIC HEARING**Landusco 258 Everett Ave. Block 241 Lot 6**

(The applicant proposes to install a 7.5 square foot ground mounted sign in the front yard setback on Franklin Avenue)

The application was deemed complete at the February 8, 2023 meeting and will be heard during the Public Business meeting at 8:00 pm.

Hackensack Meridian Ambulatory Care Center 327 Franklin Ave. 216.01/24.01

(The applicant proposes to convert 6,029 sf of the Stop & Shop building into an urgent care center)

Mr. Ten Kate, the Township's Consulting Engineer provided the following details of the application:

The applicant has requested waivers for the submission of an ownership disclosure statement, submission of any protective covenants or deed restrictions, and submission of certification from a Professional Engineer certifying that there will be a zero increase in stormwater runoff as a result of the project. The applicant has provided a copy of the property deed and confirms that the property is subject to easements shown in the Consolidated Deed. The applicant also submitted information on the proposed ADA parking and signage.

CONTINUATION OF CAPITAL PROJECT REVIEW AND RECOMMENDATION**Ridgewood Water Cedar Hill Avenue, Block 392, Lot 24**

(The applicant proposes to construct a water treatment facility at the location. The application is filed as a capital project mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP)

Chairman Fortunato announced that a Special Meeting has been scheduled for March 30, 2023

for this application and the applicant will provide public notice.

APPLICATIONS CARRIED

T-Mobile Northeast, LLC Route 208 North Block 455 Lot 1

(The applicant proposes to install a 50 kw diesel emergency backup generator within the fenced equipment area on the site of the communications tower on 208 north at Cedar Hill Ave.)

Chairman Fortunato announced that this application will be carried to the May 10, 2023 meeting at the request of the applicant.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:45 p.m.

Respectfully submitted,

Maureen Mitchell
Land Use Administrator

**WYCKOFF PLANNING BOARD
MARCH 8, 2023 PUBLIC BUSINESS MEETING MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Robert Fortunato.

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"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions, and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, www.wyckoff-nj.com"

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times."

The meeting began with the Pledge of Allegiance.

ROLL CALL

Board members in attendance: Kelly Conlon, Frank Sedita, Mike Homyachak, Glenn Sietsma, Mae Bogdansk, Sarah Caprio, Rudy Boonstra, Mayor Tom Madigan, and Rob Fortunato.

Absent: Kevin Purvin, and Joseph Vander Plaat.

Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; Pete Ten Kate, Boswell Engineering; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the February 8, 2023 Work Session and Regular Business Minutes

The meeting minutes were approved during the Work Session meeting.

RESOLUTION FOR MEMORIALIZING

Zarzar 551 Overlook Dr. Block 245 Lot 42.02

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Ridgewood Water Hartung Drive, Block 245, Lot 83

(The applicant proposes to construct a water treatment facility at the location. The Application is filed as a capital project mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP

The Resolutions were approved during the Work Session meeting.

APPLICATIONS CARRIED

T-Mobile Northeast, LLC Route 208 North Block 455 Lot 1

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CONTINUATION OF CAPITAL PROJECT REVIEW AND RECOMMENDATION

Ridgewood Water Cedar Hill Avenue, Block 392, Lot 24

(The applicant proposes to construct a water treatment facility at the location. The Application is filed as a capital project mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP)

The Chairman announced that a Special Meeting has been scheduled for this application on March 30, 2023.

PUBLIC HEARING

Landusco 258 Everett Ave. Block 241 Lot 6

(The applicant proposes to install a 7.5 square foot ground mounted sign in the front yard setback on Franklin Avenue)

Peter Landusco, the applicant, was sworn in. Mr. Landusco stated that he and his wife are tenants in the building where they have operated a real estate business for approximately one (1) year. They have had no signage for the business except for a decal in the window. Mr. Landusco said the owner of the property has granted permission to install the ground sign that is being proposed and we wish to install it on the Franklin Avenue side of the building.

Chairman Fortunato asked Mr. DiGennaro if the proposed sign is similar to other ground signs in the general area as far as size and setbacks. Mr. DiGennaro stated that the proposed sign is permitted in the B-1 zone however the Ordinance does not specify the setback requirement. He went on to say that there are other businesses in the area that received approval for similarly sized ground signs citing the examples Lakeland Bank, Rand Realty, ELA Realty, and Molinaro Law Office. Mr. DiGennaro stated that the proposed sign itself is 36" x 30". The sign will stand on two (2) columns and will be 56" from the ground to the highest point of the sign.

The Chairman asked if any lighting is proposed for the sign. Mr. Landusco stated no lighting is proposed.

Ms. Caprio asked how many tenants occupy the building. Mr. Landusco stated that in addition to his business office, there are two residential apartments in the building.

Mayor Madigan said that the applicant's proposed sign is very similar to other signs in the

neighborhood which were approved by the Planning Board.

Mr. Boonstra said he does not have a problem with the proposed sign for the site.

Board Attorney Hanly pointed out that the application states this is an application for a C-1 hardship variance. Mr. Landusco stated that he was under the impression that the sign would have to be installed 10' from the property line however the existing building is only setback 9' from the property line therefore the 10' setback requirement for the sign cannot be met. Mr. DiGennaro clarified by stating that the Township Code does not specify a setback requirement for a ground sign. Chairman Fortunato said in that case, there is no variance required for the sign.

Ms. Caprio asked if an approval for a ground sign in this location would run with the land should the applicant move to another office location and a new business occupy the space and wish to install a ground sign. Mr. Hanly said he believes that if a new tenant was to occupy the space and wished to install a sign with the same dimensions in the same location, it would be considered a pre-existing use.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

Mr. Sietsma made a motion to approve the application. Second, Mr. Homaychak. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homaychak, Mr. Sietsma, Ms. Bogdansk, Ms. Caprio, Mr. Boonstra, Mayor Madigan, and Chairman Fortunato.

Hackensack Meridian Ambulatory Care Center 327 Franklin Ave. 216.01/24.01

(The applicant proposes to convert 6,029 sf of the Stop & Shop building into an urgent care center)

James Delia, whose Professional affiliation is with the Wells, Jaworski, and Liebman LLP, came forward. Mr. Delia stated that he is here on behalf of the applicant's Attorney Bruce Whitaker who could not attend the meeting due to a conflict. Mr. Delia said the applicant proposes to convert 6,029 square feet of unoccupied space in the Stop & Shop building into an urgent care center.

David Schreck, the CEO of Acute Medical Management Inc, was sworn in and provided his educational and professional background. Mr. Schreck stated that he is the applicant and provided the following details of the application: we are proposing to build an urgent care center with more capabilities than a traditional urgent care center. We are bringing the services that are usual and customary in a hospital based emergency room to the community. We will have equipment on site that will be of a higher order than traditional urgent care models. We have five (5) similar centers operational in the general vicinity. The center will be operational seven (7) days a week from 8:00 am to 8:00 pm, Monday thru Friday, and 8:00 am to 5:00 pm on Saturdays and Sundays. There is a possibility that we will expand the weekday hours from 7:00 am to later than 8:00 pm at night. If the population demands it, we can provide 24 hour service at some point. The maximum number of employees during any given shift will be twelve (12). At maturity, which is approximately 3-4 years down the line, 50% of the patients coming to the site will be persons with higher level symptoms such as abdominal pain, chest pain, shortness of breath and assorted injuries. The other 50% will be typical traditional urgent care patients. The facility will operate on a walk-in basis only with no scheduled appointments. At full maturity we expect to see approximately eighty (80) patients per day. Less than 3% of those patients will require transfer to a hospital and 0.05% will require to be transported to the hospital by ambulance. We have a

demographic analysis which shows this would be a great community to be located in. The majority of the patients will come from approximately a three (3) mile radius. We will hire a vendor to pick up garbage, nonmedical waste, twice a week and another vendor to pick up medical waste and sharps twice a week as well. The facility will receive deliveries of medications, benchtop equipment, IV poles and other supplies, once to twice a week by a box truck. We believe the parking on the site is adequate.

Mr. Homaychak asked how the deliveries will be received. Mr. Schreck stated that he anticipates deliveries will be brought through the back door entrance to the building.

Chairman Fortunato asked Mr. Schrek what his role will be with the urgent care center. Mr. Schreck stated that he is a physician, and he will be the Business Administrator of the facility.

Ms. Caprio asked what length of time a patient will spend at the facility from the time they walk in until the time they leave. Mr. Schreck stated that it depends on whether a patient comes in with a sore throat, a runny nose, or a need for simple sutures. Those people are usually out within twenty (20) or thirty (30) minutes. A chest pain patient could require a longer stay which is why we have a need for more square footage. A typical traditional urgent care center would have about four (4) to six (6) bays to see patients. We will have twelve (12) to be able to accommodate that observational period. Our goal is to have fewer patients admitted to hospitals because our facility will be run by emergency medicine physicians and critical care nurses and we will have the tools to practice the art of emergency medicine.

Ms. Conlon asked what ambulance services will be utilized if a patient ultimately needs to be transferred to a hospital, specifically if the Wyckoff Ambulance Corps will be called. Mr. Schreck stated that we rarely call 911 because we provide the services of the emergency room. We have all of the medications to keep a patient stable and then, if necessary, will call for nurse transport from a clinically integrated network hospital system.

Ms. Bogdanský said she is an EMT and pointed out that if a patient is having a heart attack, and a contracted ambulance can't get to the facility for 45 minutes, 911 will be called and the local ambulance will have to respond. Mr. Schreck stated that if a call is made to Hackensack Hospital for an ambulance transport, and it is going to take too long to get the patient transferred, we would call 911.

Chairman Fortunato stated that based on the testimony given with regard to the anticipated number of patients per day, and the percent requiring transfer to a hospital, an ambulance will be required approximately three (3) to five (5) times a week. Mr. Schreck agreed with that estimation.

Mr. Sedita asked how far Hackensack Meridian's ambulatory base is from the proposed urgent care center. Mr. Schreck stated that he calculated that it will be approximately a fifteen (15) to twenty (20) minute drive time.

Mr. DiGennaro said there is a good chance that you are going to be taxing the Wyckoff Ambulance Corps to shuttle patients who are having symptoms and decided to go to the local urgent care center rather than a hospital when in fact they should have gone directly to a hospital.

Chairman Fortunato said that if a person felt the need to go to a hospital they would probably call the ambulance anyway. Ms. Conlon pointed out that the patients going to the urgent care center will not only be Wyckoff residents; they could be from Midland Park, Waldwick, Mahwah, and Franklin Lakes. To that point, Ms. Bogdanský mentioned the potential large residential

development in Franklin Lakes, right on the border of Wyckoff, which should be taken into account. Mayor Madigan said that is big concern. Mr. Schreck stated they very rarely call 911.

Ms. Caprio asked how far the other urgent care centers, developed by the applicant, are from the nearest hospital. Mr. Schreck stated the Mountain Lakes Atlantic facility is about seven (7) miles away from the nearest Atlantic affiliated hospital. Another facility is about one (1) mile away from the nearest hospital.

Mayor Madigan asked for clarification on the testimony about the anticipated hours of operation for the urgent care center specifically the possibility of being open 24 hours a day. Mr. Schreck stated that would only happen if there were a demand from the community adding that he does not anticipate that will happen.

The Chairman asked if there are any restrictions on hours of operation for a business. Mr. Boonstra said we have an Ordinance that states everything closes between the hours of 1:00 am and 5:00 am. He added that we prohibit 24 hour business operations with the exception of CVS which was pre-existing and was grandfathered in. Mr. Delia asked if the applicant could request an 11:00 pm closing time at this point, and if the need to extend hours comes about, the applicant will come back to this Board for permission.

Mayor Madigan asked how this Hackensack Meridian center differs from what Hackensack Meridian is doing at the Wyckoff YMCA. Mr. Schreck stated he is not familiar with the YMCA. The Mayor said Hackensack Meridian has signage all over the YMCA building and he would like to know how the services differ from what is being proposed with this application. Mr. Schreck stated that he has no relationship with the YMCA, and he is not aware of what services Hackensack Meridian is offering at that location. Mayor Madigan said he would like to know what the relationship is between the Hackensack Meridian Urgent Care Plus and Hackensack Meridian at the Wyckoff YMCA. Mr. Schreck stated that he will look into it.

Mayor Madigan asked if a traffic study was performed or will be performed at the site. Mr. Schreck stated that a traffic study was not performed because we do not think we need a traffic study. Mr. Delia stated that the parking requirement will not change with the exception of a net reduction in two (2) spaces due to the addition of the required ADA spaces near the entrance to the urgent care center. Mr. Madigan said the urgent care center will be located at a major ingress and egress to the shopping center where the tractor trailers making deliveries to Stop & Shop enter and exit the parking lot which should be taken into consideration.

Ms. Caprio said the aforementioned ingress/egress at that location is a disaster in her opinion. She said she is extremely concerned about pedestrians crossing the walkway in the parking lot near that entrance to the lot and believes the safety of the pedestrians should be considered. Mr. Delia said the Board previously approved the site plan application for the Stop & Shop building and parking. He added that he believes the parking and traffic were studied to a great degree at that time. Mr. Hanly objected to Mr. Delia's statement about how well the traffic flow was studied pointing out that Mr. Delia was not present at the meeting, and did not hear the testimony for the Stop & Shop site plan application.

Mr. Boonstra said tractor trailers making deliveries to the supermarket pull into the parking lot and pass right through the proposed parking area for the urgent care center on the right side of the existing building. They back into the loading dock in the rear of the building and once a truck is empty, it has to make a sharp right turn into the drive aisle of the proposed urgent care parking area. Mr. Boonstra added that he believes it would behoove the applicant to perform an

on-site traffic flow study and consult with Stop & Shop about the number of tractor trailers that visit the site and the frequency of deliveries. Mr. Boonstra also pointed out that these same concerns were raised by Wyckoff's Professional Planner during a formal exploratory meeting where the idea of the urgent care center was presented to the Township Attorney and a couple of members of the Governing Body so he is surprised that there are no plans to perform a traffic flow study. Mayor Madigan said he was also at the exploratory meeting and is equally surprised that the traffic flow concerns have not been considered. Mr. Delia stated that he is taking notes.

Ms. Bogdansk asked if the urgent care center plans to accept patients who walk in with a prescription for a cat scan from an outside physician or if the equipment will be used exclusively for in-house patients. Mr. Schreck stated the only people getting cat scans at the site will be patients of the urgent care center adding that your physician cannot write a script for you to have a cat scan at the urgent care center.

Mr. Sedita asked where the other facilities, similar in size and capabilities that Mr. Schrek mentioned earlier are located. Mr. Schreck stated the Mountain Lakes urgent care center is almost exactly the same dimension as the one we are proposing here.

Mr. DiGennaro asked where bio-hazardous or medical waste will be stored. Mr. Schreck stated all of it will be stored indoors and he imagines regular trash will be outside. Mr. DiGennaro pointed out that he does not see any dumpster enclosure on the site plan. Mr. Ten Kate asked if they will be sharing a dumpster with Stop & Shop or if they will have their own dumpster. Mr. Schrek stated that he assumes the facility will have its own dumpster however he is not sure. Mr. Ten Kate advised Mr. Schreck to find out about that because if they plan to have their own dumpster it will have to be enclosed.

Mr. DiGennaro asked if there is any possibility that a patient will be kept overnight at the facility. Mr. Schreck stated that if a patient were to come in just before closing with chest pain or belly pain, and there would not be enough to diagnose and treat that patient, we would have the patient transported to a hospital.

Mr. Boonstra asked if this facility will attract people who would ordinarily go to the Valley Hospital emergency room, and what percentage of people who visit an emergency room ultimately end up being admitted to the hospital. Mr. Schreck stated that depending on where you are, approximately 17% to 22% of patients who go to the hospital emergency room will be admitted. He then went on to say that the premise for the type of facility he is proposing is built around the fact that 90% of all patients who go to a hospital based emergency room, go home from the emergency room. It doesn't matter whether you have chest pain, belly pain, or a simple sore throat. Mr. Boonstra pointed out that based on those statistics, if the projected eighty (80) patients a day visit the proposed urgent care center, eight (8) will have to be admitted to a hospital. Mr. Schreck stated that the 10% statistic does not apply to the urgent care center because we do not accept some of the types of patients who go to a hospital based emergency room such as helicopter transports, multiple trauma patients, psych and behavioral health issues, drug addiction: we don't have the capability to care for those individuals. At our facility, 97% of our patients will not need to be admitted to a hospital.

Mr. DiGennaro asked if there may be times when ambulances will transport patients to the urgent care facility for medical attention. Mr. Schreck stated that as of 2022, ambulances cannot bring patients to an urgent care center; they must be transported to a hospital. He went on to say that there is a pilot program right now at Hackensack Meridian called ET3. Under the ET3 protocol, the EMS system can bring patients to facilities such as ours, that have the capability for the care.

Mr. DiGennaro asked how the urgent care center, as proposed, will accommodate an ambulance bringing a patient to the location and into the building. Mr. Schreck stated that his anticipation is that they would come in through the back door entrance of the building. Mr. DiGennaro pointed out that the back door shown on the plan is only 3' wide.

Mr. Homaychak asked if any drugs or medications will be dispensed and if any vaccines such as the flu vaccine will be administered at this location. Mr. Schrek stated the vaccines would be on the order of a tetanus vaccine however other vaccines such as flu would typically be administered by a patients primary care physician and no medications will be dispensed to take home.

Ms. Caprio inquired about the medication storage area shown on the site plan and how the medications will be safeguarded. Mr. Schreck stated that the facility must follow the State regulations for storing medications which will be under double lock and key. We will have the capability to provide IV morphine or dilaudid to a kidney stone patient for example, and those medications are stored in a locked cabinet inside the med room which is also locked.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

George Kimmerle, the applicant's Architect and Professional Planner, was sworn in, provided his professional credentials and was accepted as an expert in Architecture and Planning. Mr. Kimmerle stated that he would provide the details of the architectural drawings last revised on February 17, 2023 which was marked exhibit A-1. He also provided the Board members with a booklet dated March 6, 2023 containing a set of renderings which was marked exhibit A-2. Mr. Kimmerle stated that some revisions have been made to the plans since the last meeting when the application was deemed complete. He then provided the following details of the application: the subject area is a portion of the Stop & Shop building which has been left vacant and is actually fully encased in masonry construction all the way to the roof and is in place. It is our understanding that electrical services are in place from Stop & Shop's point of view because they had originally intended to occupy the space in question. That's not to say that Stop & Shop may not elect to segregate some of that however we have not gotten to that point of discussion yet. We also assumed that the trash facilities were to designed to accommodate the entire footprint of the building so aside from medical waste we assume we will be able to share the existing trash containers with Stop & Shop. This has not been resolved yet. If it is determined that the urgent care center needs its own trash bin, we will take care of that. Regarding traffic, Mr. Kimmerle stated that he believes the parking area on the right side of the building is conducive to medical facility parking due to the proximity of the proposed entrance.

There was a discussion about the parking. Mr. Kimmerle stated that two (2) ADA spaces were originally proposed however Mr. Ten Kate advised that four (4) ADA spaces are required due to the size of the medical facility therefore two (2) regular parking spaces were eliminated. Board Attorney Hanly said that in light of the reduction in the total number of parking spaces on the site from 1,061 to 1,059 a parking variance is required.

Mr. Kimmerle stated that a revision was made to the plans with regard to the proposed location of the main entryway which has been relocated from the Godwin Avenue side of the building to the Franklin Avenue side. He went on to describe the proposed floor plan of the facility. He also mentioned that they will most likely consider widening the rear entryway to better accommodate ambulance stretchers.

Ms. Bogdansky asked for clarification on where the front entrance will be located. Mr. Kimmerle stated it will be on the front facing side of the building. Mr. DiGennaro asked why the proposed main entrance was relocated to the Franklin Avenue side of the building when the proposed ADA parking spaces are on the Godwin Avenue side of the building. He added that pedestrians will now be directed towards the newly proposed stairs at the corner of the building. Mr. Kimmerle stated that there is an approximate 2' grade change from the side of the building to the proposed front entrance so it will be necessary to construct the stairs to accommodate the change in grade. Mr. Kimmerle said a handicap ramp will be installed in addition to the stairs. Ms. Bogdansky stated that having the entrance on the Godwin Avenue side of the building would encourage people to park on the side near the entryway rather than in the main parking area in front of the building.

Mayor Madigan stated emphatically that is illogical to have a set of stairs at the site on the corner of the building near the entrance to an urgent care facility and a super market. Mr. Kimmerle stated that the grades exist, and something has to be done to accommodate the change in grade. Mr. Ten Kate recommended raising the grade of the interior floor slab to meet the grade of the sidewalk on the Godwin Avenue side of the building. Mr. DiGennaro said we need to see a Professional Engineering detailed grade plan for this.

Mr. Boonstra said he senses that the Board would like to see the entrance on the Godwin Avenue side of the building. Mr. Kimmerle stated they will take another look at the options.

A discussion ensued about the proposed signage. Mr. Kimmerle stated that they are proposing signage for both the Franklin Avenue and Godwin Avenues sides of the building for maximum exposure. Mr. DiGennaro stated that as per the Township Ordinance, only one (1) sign, forty (40) square feet in area is permitted per entity. Mr. Ten Kate said a variance is required for the proposed number of signs as well as for the size of the signs. Ms. Conlon asked about lighting for the signs and if the sign facing the residential homes across Godwin Avenue will be lit overnight. Mr. Kimmerle stated he believes it will be lit during the hours of operation. Chairman Fortunato asked how the signs will be lit. Mr. Kimmerle stated they will be internally lit signs. Mr. Ten Kate said that will require another variance.

Mayor Madigan said he finds the red canopy alarming pointing out that typically the Hackensack Meridian colors are blue and white; not red, blue, white, and black. Mr. Kimmerle said this is the brand the client wants for this entity.

Ms. Conlon asked about the gray and white paint colors for the façade where the rest of the Stop & Shop building is brown and tan. Mr. Kimmerle stated that the color choice is intentional to make the facility stand out. He added that the existing building looks dated and the gray and white will look newer and brighter. Mr. DiGennaro said having one portion of the building gray and white while the rest is brown and tan will be a black eye on the site. Chairman Fortunato asked for a full elevation of the building to get a better idea how it will look with two (2) different colors. Mr. Boonstra suggested red brick siding for the facade.

Chairman Fortunato summarized by stating that the applicant will look into the trash containers, the color of the façade, variances for signage, relocation of front entryway, and grading. Ms. Bogdansky added widening the rear entryway for stretchers. Mr. Ten Kate added flow study of tractor trailer traffic on the site. Mr. Boonstra requested photos of a facility with similar lighting so we can see what it looks like when it is lit at night.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

There being no further business, a motion to adjourn the Public Business meeting was made, seconded, and passed unanimously. The meeting concluded at 9:45 p.m.

Respectfully submitted,

Maureen Mitchell
Land Use Administrator