

Township of South Hackensack  
PLANNING BOARD

April 19, 2010

7:30 p.m.

MINUTES

At 7:31 p.m. this meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was provided to The Record and The Herald News and by posting a copy of the meeting notice on the bulletin board in the clerk's office where notices are customarily posted.

The Chairman led the Flag Salute.  
The Secretary called the Roll.

Members Present

James Anzevino  
Vincent Stefano  
Frank Capolupo  
Butch Walsh  
John Schettino, Esq.

Frank Cagas  
Anthony Vilitanti  
Leo Rossi  
Ray DeRiso

Members Absent

Pat Spadavecchia

Minutes

Rossi **motioned**; Stefano seconded to approve the Minutes of January 19, 2010 with the correction of adding DeRiso to the Members Present. All in favor.

Correspondence

Cagas **motioned**; Capolupo seconded to accept the correspondence listed and place them in their appropriate files.

Old Business

Memorialize Resolution:  
PB Application #2010-01  
490 Huyler Street, LLC  
490 Huyler Street – Block: 23.02 Lots: 4,5  
Site Plan Approval

The Board did not receive letters of approval from Boswell Engineering and South Hackensack Police Department. The Board requested Secretary, Heinzelman, to write to Boswell and S. H. Police Department requesting their approval letters. Letter from Basralian, dated February 9, 2010, responds to the Planning Board inquiry as to who owns the railroad right of way.

The resolution to be memorialized was tabled; Anzevino **motioned**; Stefano seconded; all in favor.

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New Business

Condemi Motor Company  
71 Saddle River Avenue  
Block: 102 Lot: 40  
Conceptual Review for Zoning Change

Anzevino recused himself from voting, however, Board Attorney, Schettino advised that he may participate in discussion.

James Mullen Esq.  
222 Mt. Airy Road, Ste 201  
Basking Ridge, NJ

Mullen represented Condemi Motors and requested to improve the property by adding residential housing and retail stores in addition to the current use. Presently the property is located in a C1 Industrial Zone that does not permit all of the proposed uses. Condemi Motors is seeking a change to Zoning to Mixed Use as indicated on the Township's 2008 Amended Master Plan.

Robert Bill  
Licensed NJ Architect since 1975  
Edison, NJ

Exhibit I – Arial View of 71 Saddle River Avenue  
Exhibit II – Survey  
Exhibit III- Zoning Map  
Exhibit IV – Architectural Interior Plans, R.W. Dill, Architect/Planner  
Exhibit V – Architect's rendition of Exterior Building Design; R.W. Dill

Mr. Bill testified that the property currently is 4.895 acres, with 1 building for Condemi Motors and multiple lots for vehicle storage. In Exhibit III he noted the Condemi Building violates the present set-back.

The 2008 Amended Master Plan ties the area of Garfield Park to the Westmont Train Station Access. The Amended Master Plan recommends that any development be compatible to the train station development.

Building A: The largest building, 4 stories, interior parking garage, 72 residential units, consisting of 1,2 & 3 bedroom units; and 19,430 sq. ft. for retail (1<sup>st</sup> floor). Three of the residential units will be affordable housing. There will be internal parking.

Buildings B & C: 18,276 sq. ft. of retail (1<sup>st</sup> floor); 42 residential units each consisting of 1 & 2 bedrooms; three will be for affordable house. There will be 164 parking spaces located outside.

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Building D: 2,000 sq. ft per floor, two floors. Future concept of Condeimi Motors. Short term leasing/rental of cars. No repairs/body work would be done on premises servicing will be done off site.

Exhibit V depicted the exterior front of the buildings with retail on the lower floor and housing units on floors above. Outside would be stucco and brick , with landscaping to buffer the railroad tracks.

### Board Discussion

The Board discussed that the 2008 Amended Master Plan at that time had no residential in the existing Mixed M. The question arose as to whether or not the Westmont Train Station will be developed, since it has been in conception for 10 years. Anzevino informed the board that Mayor Saylor, Woodridge, NJ, said that the project was going forwarded but in sections. The board was concerned regarding emergency services since this part of South Hackensack is located a distance away. The general conclusion was that the three bedroom apartments would increase the school roles and the units be kept to 1 and 2 bedrooms. The elevated railroad track of 15/20 feet was discussed and advised the applicant that mature scrubs should be planted. They also requested the applicant to explore the idea of purchasing the corner piece of property, to bring the entire site in conformity.

Board Attorney, Schettino to seek a proposal from planners, Kauker and Kauker and Condeimi Motor Company to post \$10,000 escrow for the review of the Master Plan and proposed zone change.

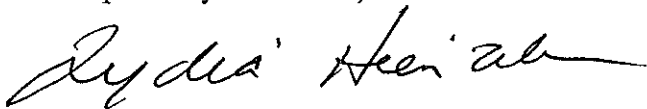
Cagas **motioned**; Vigilanti second; All in favor. Anzevino recused.

### Meeting Open to the Public

There were no comments.

At 8:40 p.m. Walsh **motioned**; Cagas seconded to adjourn. All in favor.

Respectfully Submitted,



Lydia Heinzelman  
Secretary

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