

PLANNING BOARD
JUNE 24, 2014

The Mountainside Planning Board met on Tuesday, June 24, 2014, at the Mountainside Municipal Building, 1385 Route 22, Mountainside, NJ 07092.

In compliance with Chapter 231 OPEN PUBLIC MEETINGS ACT in the State of New Jersey, adequate notice had been given to all members of the Planning Board and the newspaper that had been designated to receive notice, The Local Source.

PRESENT: Messrs. Disko, Garran, Jakositz, Matlin, Tomaine Younghans, Zawislak, Attorney Loughlin, and Secretary Rees.

ABSENT: Mayor Mirabelli. Co. Mortimer, Messrs. Parker and Wyvratt

The minutes of the May 2014 meeting were approved as presented.

MEMORIALIZATIONS:

Bromberg, 339 Linda Drive, Block 7.I, Lot 4 – Applicant constructed an 11' x 11' shed in the side yard setback. Mr. Zawislak made a motion to approve the resolution and Mr. Disko seconded the motion. All were in favor.

Green, 1062 Ledgewood Road, Block 7.C, Lot 31 – Mr. Zawislak made a motion to approve the resolution and Mr. Jakositz seconded the motion. All were in favor.

Mr., Tomaine announced that Don Don Realty LLC was postponed until further notice.

The board went into executive session at 7:50 pm and reconvened for the regularly scheduled meeting 8:20 pm.

NEW BUSINESS:

POP Realty Corporation/RPG LLC and Primrose Day School – 1038, 1042, 1046 and 1050 Springfield Avenue, Block 24.D, Lot 7, 7.A, 8.A, 8.B and 16.

Applicant proposed preliminary and final site plan and development approval for a new veterinary office, hospital and wellness center for the Westfield Veterinary Group. New variances included a use variance, rear yard under 50 feet where 30.5 feet was proposed, foundation area over 25 percent where 32.1 percent was proposed, lot coverage over 65 percent where 72 percent was proposed, front yard parking, side yard parking and pavement, insufficient parking, accessory structure within 10 feet of principal building, access to multiple uses over three where six were proposed, ground and wall signs, and buffer areas. The application included parking lot changes to the Primrose Day School and necessitating an amended site plan. New variances for insufficient parking and driveway access to multiple uses were required.

This application was first heard at the May 2014 meeting and was adjourned.

Attorney Erwin Schnitzer again represented the applicant.

Attorney Schnitzer stated that the existing structures on at 1042-1050 Springfield Avenue would be demolished and replaced with a new one-story, 25,600 square foot structure for the Westfield Veterinary Group for a hospital and wellness center.

Fourteen parking spaces would be removed on the south side of the parking area. Shared parking with Primrose Day School would be created.

This application was a use variance due to the fact that the use was not a permitted use and front parking was proposed.

All the variances were reviewed for both the Westfield Veterinary Group and the Primrose Day School.

Attorney Loughlin duly swore in Dr. Richard Maus of Westfield NJ, the owner of the Westfield Veterinary Group. Dr. Maus gave his credentials to the board.

Dr. Maus again informed the board of how his hospital practice had grown over the years and the reasons why he had to enlarge the facilities. The hours of operation was now twenty-four hours a day, seven days a week. The peak hours are in the morning and evening.

There would be twelve exam rooms and an emergency department that would be available all night. The general practice would be closed during the night.

The proposed building and parking would be much more ideal than the building he would have built in Westfield. It would also enable him to bring in specialists, such as a cardiologist and oncologist.

The proposed kennels would be larger than his existing kennels and there would be more kennels than what he had now.

The proposed structure would allow the boarding of dogs to be completely enclosed and would include an exercise area and a sheltered area. The proposed structure would allow Dr. Maus to board sixty-four animals

Dr. Maus may be able to increase the number of employees by approximately twenty percent.

Mr. Zawislak expressed his concern regarding the proposed building, the extremely large practice, the scope of the project, and the safety of the children at the child care center next door.

Mr. Tomaine inquired about the proposed sheltered area. Dr. Maus stated that it would be approximately 300 square feet, covered and enclosed on all sides.

Mr. Younghans inquired about the number of proposed shifts. Dr. Maus described the number of people who may be on each shift.

Mr. Matlin inquired as to how many spaces would be required for his customers. Dr. Maus stated that he currently had forty-six spaces.

Mr. Disko inquired about drop-off. Drop-off for the animals is usually between 8:00 – 9:00 am. Dr. Maus stated that his facility did not provide for doggy-day care. They would board animals, but not for day care.

Mr. Maltz inquired if a traffic study was ever conducted for their existing practice that would summarize what the current conditions are. Dr. Maus stated that he did not believe a traffic study was ever conducted.

Mr. Tomaine opened up the floor to the audience for questions.

AUDIENCE PARTICIPATION:

Mr. Xu of 2 Robbie Lane inquired what type of animals Dr. Maus would be treating. Dr. Maus stated that they treat animals such as dogs, cats, birds, rabbits, gerbils, etc. No farm animals would be treated.

End participation.

Attorney Loughlin duly swore in Ms. Ashley Gray of Maplewood, NJ, who owns and operates the Primrose Day School.

Ms. Gray testified that fourteen parking spaces would be removed. She was in favor of the merging of the two lots as well as the proposed shared parking. She uses approximately 20 parking spaces for her employees. The new arrangement would provide more parking not only for the proposed practice but also for Primrose School.

Mr. Matlin inquired if the new arrangement would be permanent or a trial arrangement. The way the parking lot would be designed would accommodate both facilities. Attorney Loughlin stated that it would require easements and would be made permanent. It would also be made a condition.

Mr. Zawislak inquired about whether animals would have any contact with the children. Ms. Gray stated that the facilities entrances would be on opposite sides would be in different directions and would use two different driveways.

Mr. Tomaine opened up the floor to the audience for questions. There were none.

Attorney Loughlin duly swore in Mr. Paul Gagliotti of Warren, NJ as the owner of POP Realty, the property owner of Primrose Day School as well as the property for the proposed animal hospital. He informed the board as to the other retail properties that he owns.

Mr. Gagliotti stated that this property would be ideal for the proposed animal hospital, rather than building an office building. The market for office space has been very slow.

Mr. Tomaine opened up the floor for questions. There were none.

Attorney Loughlin duly swore in Mr. James White of Howell, NJ. Mr. White described what materials would be used for the proposed building and how the building would be constructed as well as what materials would be used for the roof and how the roof would be constructed. He brought in samples of the materials that would be used.

Exhibit A-1: The layers and materials that would be used.

Exhibit A-2: The types of "clips" that would be used during construction.

Exhibit A-3: Thermo-Mass windows that would be used.

Mr. Tomaine opened up the floor for questions. There were none.

Dr. Maus was called up again. He was reminded that he was still under oath.

Mr. Tomaine inquired about waste that would generate. Dr. Maus informed the board that he currently had a service come in regularly to pick up medical waste and there would be a Dumpster for general trash. There would also be a service that would pick up deceased animals. There would be no toxic materials.

Mr. Disko inquired about the outdoor area. Dr. Maus stated that Astro-turf would be used around the outside of the building.

At 9:50 pm the board took a break.

At 10:00 the board resumed the public meeting.

Attorney Loughlin duly swore in Mr. W. Lee Titus of North Plainfield as the professional engineer. He did not have to give his credentials.

Exhibit A-4: Site Plan that had been submitted to the board.

Mr. Titus described the Primrose Day School site. Fourteen parking spaces would be removed along the southerly line of the Primrose School and add parking spaces at the proposed site in order to create an interconnection with the veterinary hospital and thereby creating one large parking lot. There would eventually be a total of 103 parking spaces.

Mr. Titus described the proposed drainage system and lighting system.

There would be No Left Turn on Springfield Avenue from 3:00-6:30 pm during the week for both sites.

Landscaping: There would be landscaping along the westerly side of the parking lot. Many trees and shrubbery would be planted around the entire site. There would also be fencing along the rear of the property to shield the residential property owners.

Signs: The ground sign would match the one at Primrose School that would be illuminated by a spotlight. There would also be wall signs above the entranceways and the hospital's logos that would be located on the side of the entranceways.

Mr. Disko reviewed the proposed setbacks.

Mr. Zawislak again reviewed the parking spaces for both Primrose School and the proposed animal hospital.

Mr. Disko reviewed the proposed setbacks.

The board discussed the proposed number of parking spaces for the animal hospital. If there were only sixty-nine parking spaces for the animal hospital, it would seem to be inadequate for the number of staff and clients.

Mr. Disko questioned why the Dumpster could not be moved forward. Right now it located far back in the rear of the property. It was suggested that the Dumpster and generator be moved to the south side of the property.

Mr. Zawislak inquired about the proposed buffer area in the rear yard. Mr. Zawislak also expressed his concern regarding the many variances that were associated with the proposed facility.

Mr. Disko discussed the proposed retaining wall. He would like the wall to be lowered, if possible or eliminated if possible.

Mr. Maltz discussed the proposed signs and parking spaces. There was a proposed stop sign on the right and there should also be one on the left side. There needed to be stop signs at the aisle. There should be signs for "employees only" at the Primrose School. Handicapped ramps should be added not only at the Primrose site but also at the animal hospital site. Mr. Maltz expressed his concern regarding where the parking spaces would be made up. Mr. Titus agreed to Mr. Maltz's suggestions.

Attorney Loughlin duly swore in Mr. Blaise Weimer of Newark, NJ as the architect. He did not have to give his credentials to the board.

Exhibit A-5 – A-10: Site plan and floor plan of the proposed building.

Mr. Weimer described the proposed floor plan for the examinations rooms, offices, conference rooms, emergency rooms, kennels, surgery rooms, exercise/play areas, etc.

Mr. Weimer again stressed that the proposed walls would be very well insulated and the building would be extremely quiet.

Signs: The proposed five wall signs would be small and would include the Veterinary Group logos. The proposed illuminated ground sign would match the

Primrose School ground sign. Mr. Zawislak wanted the illuminated sign to be placed on timers, however, Mr. Weimer stated that they were going to be open 24 hour a day so the sign should be kept illuminated. The top of the sign would be six feet. There is going to be a foundation on the ground sign, therefore, there would be no space from the ground up.

Dog walk area: There would be a small area off the kennels of 360 square feet. There would be a covered roof and would be surrounded by a chain link fence. There would be two gates to prevent any dogs from escaping. It would have a soft surface base.

There would be forty-nine 5' x 5' kennels and an additional fifteen kennels that would be considered dog runs because they are larger.

Mr. Matlin suggested that the back row of kennels be eliminated. That would increase their buffer area near the residential houses and may eliminate the rear yard setback. The board discussed in detail the possibility of eliminating the last row of kennels in the rear of the building in order to increase the buffer area. The building could be re-designed in order to keep the proposed single-story building.

Mr. Tomaine opened up the floor to the audience for questions. There were none.

Due to the late hour, the application was adjourned until the July meeting. No further notice would be required.

The meeting was duly adjourned at 11:30 p.m.

Having no further business, the meeting was duly adjourned at 11:30 p.m.

Respectfully submitted,

Ruth M. Rees
Secretary

