

Chairman, Mr. Fanelli called the meeting to order and stated that the meeting was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Rashatwar, Mr. DiNatale, Mr. Waters, Mr. Nicini, Mr. Vandegrift, Ms. Nocito, Ms. Stroemel, Ms. Sytnik, Mr. Ravitz

Absent: Mayor Mignogna, Mr. Murray

Also present were Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer

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APPROVAL OF MINUTES

Mr. DiNatale motioned to approve the minutes dated January 27, 2016; seconded by Ms. Stroemel. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Rashtwar, Ms. Nocito, Mr. Waters, Mr. Vandegrift, Mr. Ravitz, who abstained.

Mr. DiNatale motioned to approve the minutes dated February 24, 2016; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Fanelli, Mr. Rashatwar, Mr. Waters, Ms. Nocito who abstained.

NEW BUSINESS

SJF CCRS, INC.
BLOCK 199.06; LOT 35
PC 16-003

Appearing before the board were Ms. Rhonda Feld, attorney and Mr. Morris Funk, applicant.

Deputy Mayor Ravitz recused himself from this application due to conflict, Ms. Sytnik will be participating and voting on this application.

Ms. Feld summarized the application. She stated the applicant is seeking to modify Condition# 1 of Resolution No. 15-017 to allow the construction of the 19 space parking lot approved in Resolution No. 15-011 to be constructed simultaneously with the building addition and site improvements approved in Resolution No. 15-017.

Mr. Funk testified that he either did not understand or did not remember the condition in Resolution No 15-017 that the 19 spaces must be completed before the construction of the addition could begin. Mr. Funk was reminded of this requirement at the preconstruction meeting for the building addition.

Mr. DiNatale and Mr. Vandegrift along with other members of the board expressed about the applicant's failure to remember this condition of approval and wanted to make absolutely sure that the 19 parking spaces approved in resolution 15-011 will be constructed.

Ms. Feld confirmed that Condition #1 of Resolution No 15-017 was clear and unambiguous but due to financial constraints and other circumstances the applicant is seeking this modification.

Ms. Feld and Mr. Funk agreed to not occupy the building addition whatsoever until the parking lot is completed with the exception to allow the building addition to be temporarily occupied for dining activities only while renovations were being made elsewhere at the facility.

The application was opened to the public. Seeing no public comments Mr. Nicini motions to close public portion, seconded by Ms. Stroemel.

Mr. Fanelli motioned to grant approval for the modification of Condition #1 of Resolution No. 15-017 for the property located at Block 199.06, Lot 35 to allow the applicant to construct the 19 space parking lot expansion as set forth in Resolution No. 15-011 simultaneously with the 5,272 square foot building expansion as set forth in Resolution No. 15-017, but may not occupy the building addition for any purpose whatsoever except for temporary dining uses until and unless the 19 space parking lot expansion is completed. All other conditions of Planning Board Resolution Nos. 15-011 and 15-017 shall remain in effect.

Seconded by Mr. Nicini. Motion carried by the following roll call vote:

AYES: Mr. Rashatwar, Mr. DiNatale, Mr. Waters, Mr. Nicini, Mr. Vandegrift, Ms. Nocito, Ms. Sytnik, Mr. Fanelli

NAYS: None

HADLEY HOUSE, LLC
BLOCK 198; LOT 7
PC 16-002

Appearing before the board was Mr. Charles Pettrone, attorney, Mark Malinowski, engineer, Craig Bigley, applicant, David Rudzenski, architect.

Mr. Pettrone gives a brief description of the site. He states the applicant is currently renovating former Friendly's restaurant located at 890 Berlin Road into an Ott's Tavern and restaurant. The applicant is seeking to add a 1,185 square foot all seasons' room addition along with three patios. One of those patios would have a seats and a fire pit the other two for smoking areas. The existing building is 4,750 square feet and if the addition is approved the total square footage is 5,930. The addition will have a bar there will be 16 seats on the patio along with 6 seats around the fire pit.

Mr. Pettrone informed the board the applicant had originally applied for a façade and roof mounted sign. He stated in the interim they have been issued permits for signs that are consistent with the three signs that were on the Friendly's façade. They are no longer proposing the roof mounted sign and their sign portion of the application have been withdrawn.

The applicant is requesting a front yard setback on Voorhees Drive for the outdoor storage facility.

Mark Malinowski the applicant's engineer introduced exhibits A1 through A-3. A1 is an aerial photo of the Ritz Shopping Center from 2011. Mr. Malinowski gives a brief description of the existing conditions plan (A2). He informs the board that the building is 4760 square feet. The applicant is seeking three outdoor patios one which will be an all seasons 800 square foot area with seating and the other two will be 285 and 277 square feet without seating. If granted approval the site would have a total of 144 seats for the bar and restaurant plus 6 seats around the fire pit (waiting seats). For parking calculation purposes they are basing it off of 144 seats. He testified the site will require 1,369 parking spaces of which 1,598 will be provided therefore the site has more spaces than necessary.

The smoking areas will be fenced in with a 42 inch stained wood flat top fence and there will be signage designated it a smoking area and no liquor can be served or consumed in those areas.

Mr. Malinowski states the applicant is requesting a variance for a 75 square foot fenced in roof covered storage area facing Voorhees Drive. The storage area is for empty kegs and other storage needs. The applicant will install a 7 foot high stained wood flat top fence to enclose the storage area.

Mr. Malinowski indicates the applicant will comply with the Fire Marshal's review letter and will install bollards around the gas meter and will install a Knox-box.

Mr. Malinowski also stated the applicant will comply with Township Sewer Engineer's review letter.

Mr. Bigley states the hours of operation will be approximately 11:00 a.m. to 1:00 a.m. during the week, 11:00 a.m. to 3:00 a.m. Friday and Saturday and 11:00 a.m. to 2:00 a.m. on Sundays. There will be a maximum of 20 employees at peak shift. He also informed the board that deliveries will be between 9:00 a.m. and 11:00 a.m. and 2:00 p.m. to 4:00 p.m. Mr. Bigley also testified that trash and recycling will be picked up twice per week. He did not foresee any tractor trailer deliveries or night time deliveries.

Mr. Bigley stated at this time there will not be any entertainment. He also stated that part of the nighttime cleanup duties will be picking up cigarette butts. He stated they have an approved liquor license.

Mr. Rudzenski the architect testified that the building will be reconstructed out of stone and stucco and the addition will match in terms of color and material. The sun room addition will have glass garage doors. He also stated there will no changes in the parking lot lighting.

Mr. Stuart Platt informed the applicant they will be required to submit COAH fee.

Mr. Ravitz suggested that the applicant advertise the availability of UBER service.

The chairman opened the meeting up to the public. Seeing no public comments Mr. Nicini motions to close public portion, seconded by Mr. DiNatale.

Mr. DiNatale motioned to grant amended preliminary and final major site plan approval to permit the conversion of the Friendly's Restaurant into an Ott's Tavern and Restaurant to include the existing 4,750 square foot building and a 1,185 square foot addition, an 800 square foot all-season outdoor patio with seating, two additional patios of 285 and 277 square feet without seating, a 75 square foot fenced in and roof covered storage area, modified drive aisle and parking layout, the installation of new concrete sidewalks and pads and two outdoor smoking only areas together with the requested variance for the property located at Block 198; Lot 7 with the following stipulations and conditions:

1. The applicant shall comply with all recommendations of the Board Engineer's review letter dated March 3, 2016.
2. The applicant shall comply with the Township Sewer Engineer's review letter dated March 8, 2016.
3. The applicant shall install bollards around the gas meter and a Knox Box near the main entrance as requested by the Fire Marshal.
4. The applicant agrees that the restaurant seating shall be limited to 114 seats and the bar seating be limited to 30 seats for a total seating in connection with this approval of 144 seats including six seats in the fire pit. The applicant may not install any additional permanent or temporary seating without returning to the Board for further approval.
5. The applicant shall construct a 42 inch stained wood flat top fence to enclose the two outside smoking only area and no food and beverages allowed.
6. The applicant shall install a seven foot high stained wood flat top fence around the 75 square foot storage area in addition to the proposed roof structure.
7. All deliveries and trash removal shall be between the hours of 9:00 a.m. and 11:00 a.m. or 2:00 p.m. to 4:00 p.m.
8. The approvals and parking requirements are granted based upon the applicant's representation that there shall be no more than 20 employees during any one shift.
9. The applicant shall obtain all outside agency approvals.
10. The application shall pay the statewide non-residential development fee for the building addition.

Seconded by Ms. Nocito. Motion carries with the following roll call vote:

AYES: Mr. Rashatwar, Mr. DiNatale, Mr. Waters, Mr. Nicini, Mr. Vandegrift, Ms. Nocito, Ms. Stroemel, Mr. Ravitz, Mr. Fanelli

NAYS: None

There being no further business before the Board, the Chairman adjourned the meeting.

Wendy Flite, Secretary