

Township of Millburn
Minutes of the Planning Board
September 7, 2016

A regular meeting of the Township of Millburn Planning Board was held on **Wednesday, September 7, 2016** at 7:30 PM at Millburn Town Hall.

Chairman Kenneth Leiby, opened the meeting by reading section 5 of the Open Public Meetings Act.

A roll-call indicated the following members were present:

Elaine Becker
Fred Coombs
Sandra Haimoff
Leslie Lombardy
Roger Manshel
Ian Mount
Matthew O'Neill
Joseph Steinberg
Robert Tillotson
Mary Esquivel, Vice Chairwoman
Kenneth Leiby, Chairman

Also present:

Edward Buzak, Board Attorney
Eric Fishman, Court Reporter
Martha Callahan, Township Assistant Engineer
Eileen Davitt, Zoning Officer/Board Secretary

APPROVAL OF MINUTES

A motion to approve the minutes of April 6, 2016 was made by Joseph Steinberg, seconded by Elaine Becker, and carried with a unanimous voice vote.

A motion to approve the minutes of April 20, 2016 was made by Ian Mount, seconded by Roger Manshel, and carried with a unanimous voice vote.

A motion to approve the minutes of May 4, 2016 was made by Elaine Becker, seconded by Fred Coombs, and carried with a unanimous voice vote.

A motion to approve the minutes of May 18, 2016 was made by Leslie Lombardy, seconded by Sandra Haimoff, and carried with a unanimous voice vote.

A motion to approve the minutes of June 1, 2016 was made by Robert Tillotson, seconded by Fred Coombs, and carried with a unanimous voice vote.

APPLICATIONS

#16-003, MESZAC, LLC, 7 SHORT HILLS AVENUE, SHORT HILLS

Anthony Cerciello, Attorney for the applicant, announced his appearance. The applicant is seeking minor site plan approval for a change of use from office to residential. He gave a brief description of the proposal and stated that the property is located in the B-3 zone which permits apartments on the 2nd floor.

Dr. Michael Messing, applicant, appeared and was sworn. He indicated that he is currently using the 1st floor for medical offices. That use will continue on the property. He stated that he would like to convert the 2nd floor to residential with the hope of using it for his personal residence.

Timothy Klesse, Architect, appeared and was sworn. His credentials were presented and accepted by the Board.

Entered as A-1: colored version of sheet A-1

Tim Klesse gave a brief description of the floor plan. He stated that the building will look the same from the exterior, with the exception of the replacement of 3 of the windows in order to provide egress size windows.

Entered as A-2: Casey & Keller survey/site plan

Tim Klesse spoke to the department head reports. He indicated that the Forester and Police had no comments. The Fire Marshall recommended fire sprinklers. Mr. Klesse indicated that they are not proposing fire sprinklers but will comply with the fire code requirements.

Joseph Steinberg questioned whether the 2 metered parking spaces on Short Hills Avenue referenced in the April 26, 2004 resolution are still there. Mr. Klesse stated that he did not believe the spaces were there any longer.

Michael Lanzafama, P.E., P.P., appeared and was sworn. His credentials were presented and accepted by the Board. Mr. Lanzafama confirmed that no metered parking spaces exist along Short Hills Avenue. The building is currently being used as medical office space. The conversion of the upper offices to a residential unit results in a reduction in the parking requirement. The residential unit requires 2 parking spaces. The existing medical space on the first floor requires 11 spaces based on a 1 space per 150 square foot requirement.

There were no public questions or comments.

Robert Tillotson expressed concerns with having a residential use above a medical office use.

Sandra Haimoff expressed the same concerns but indicated that the ordinance permits apartments on the second floor. She is concerned that the applicant is proposing a 3 bedroom apartment and the potential number of school aged children. She will approve the application but suggests that the Township Committee review the ordinance.

Upon a motion made by Joseph Steinberg, seconded by Elaine Becker, and with a roll-call vote as follows:

Elaine Becker – yes
Sandra Haimoff – yes
Leslie Lombardy – yes
Roger Manshel – no
Ian Mount – yes
Joseph Steinberg – yes
Robert Tillotson – no
Mary Esquivel – yes
Kenneth Leiby – yes

Application #16-003, Meszac, LLC, 7 Short Hills Avenue, site plan was **APPROVED**.

ADJOURNMENT

A motion to adjourn was made by Joseph Steinberg, seconded by Leslie Lombardy, and carried with a unanimous voice vote. (8:10 PM)

Eileen Davitt
Board Secretary

Motion:
Second:
Date adopted: