

Township of Millburn
Minutes of the Planning Board
July 18, 2018

A regular meeting of the Township of Millburn Planning Board was held on **Wednesday, July 18, 2018** at 7:30 PM in Millburn Town Hall.

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

The following members were present:

Marilyn Atlas-Berney
Elaine Becker
Cheryl Burstein
Dianne Eglow
Roger Manshel
Marc Matsil
Miriam Salerno
Beth Zall, Vice Chairwoman
Kenneth Leiby, Chairman

Also present:

Ed Buzak, Board Attorney
Eric Fishman, Court Reporter
Martha Callahan, Township Engineer
Paul Phillips/Elizabeth Leheny, Township Planner

APPROVAL OF MINUTES

A motion to approve the minutes of June 20, 2018 was made by Roger Manshel, seconded by Elaine Becker, and carried with a unanimous voice vote.

APPLICATIONS

APPL#18-010, DOLCE SALON, LLC, 110 ESSEX STREET, MILLBURN

John Buchholz, architect, and Patricia Strata, applicant, appeared and were sworn. John Buchholz' credentials were presented and accepted by the Board. The applicant is seeking site plan approval with a parking variance for permission to convert basement storage space to retail service area.

The Board spoke to the applicant's request for a waiver of an EIS submission. A motion to grant the applicant's request was duly made, seconded and carried with a unanimous roll-call vote.

Entered as A-1: Sheet A-O
Entered as A-2: Colorized sheet A-1

Mr. Buchholz gave a brief history of the property in question. He stated that the property formerly housed a bridal salon on the first floor. The current tenant, Dolce Salon, received Planning Board approval in December, 2016 to utilize the first floor space for the retail service of a hair salon. Dolce Salon would like to expand their retail services into the basement area. This area will be used for specialty services, such as bridal parties and prom nights.

Ms. Strata stated that prom season was very busy this year and they feel the additional space will provide a service to the local clients. The area will also be used by bridal parties on the weekends for hair and makeup appointments. Ms. Strata stated that she may have additional employees come on an "as needed" part-time basis.

Paul Ricci, P. P., appeared and was sworn. His credentials were presented and accepted by the Board. He spoke to the loading space variance request and indicated that converting a space into a loading area would result in a net reduction in the parking on site. The proposed conversion of the basement area to retail service results in a net increase of 14 spaces. There is currently 30 spaces available via a valet parking service. In addition, there are 39 spaces at the parking deck as well as 18 spaces on site. Mr. Ricci indicated that the Township Master Plan discourages on-site parking in the B-4 zone, in favor of perimeter parking. He added that the variances can be granted without substantial detriment to the public good. There is no negative impact to the surrounding property owners and the benefits of granting variance relief outweigh any detriments.

The Board discussed the merits of the application.

Upon a motion made by Dianne Eglow, a second by Roger Manshel, and with a roll-call vote as follows:

Elaine Becker – yes
Cheryl Burstein – yes
Dianne Eglow – yes
Roger Manshel – yes
Miriam Salerno – yes
Joseph Steinberg – no
Beth Zall – yes
Kenneth Leiby – yes

Appl#18-010, Dolce Salon, LLC, 110 Essex Street, site plan approval was **GRANTED** with the condition that the applicant purchase an additional 2 business parking permits.

BUSINESS

Ordinance #2510-18

The Board discussed ordinance #2510-18 which proposes zoning changes to the B-1 zone (Mall at Short Hills). Paul Phillips stated that the Planning Board's charge under the MLUL is to determine the ordinance's consistency with the Master Plan.

Upon a motion made by Cheryl Burstein, a second by Roger Manshel, and with a roll-call vote as follows:

- Elaine Becker – yes
- Cheryl Burstein – yes
- Dianne Eglow – yes
- Roger Manshel – yes
- Miriam Salerno – yes
- Joseph Steinberg – yes
- Marilyn Atlas-Berney – yes
- Beth Zall – yes
- Kenneth Leiby – yes

The Planning Board recommends Township Committee adoption of ordinance #2510-18 as not inconsistent with the Master Plan.

Master Plan

The Board discussed the status of the Master Plan update. Elizabeth Leheny stated that she has incorporated the various elements of a Master Plan, which include land use, housing, circulation, utility service, community facilities, recreation, conservation, energy plan, economic, historic preservation, recycling, farmland preservation, development transfer, educational facilities, and green buildings/environmental sustainability. For each element, she has indicated if it was included in the 1985 Master Plan, the 1991 Master Plan, and finally, the potential 2018 recommendation for updates. In addition, the goals and objectives for each element were indicated.

The Board discussed proposed revisions and it was indicated that an updated version would be prepared and distributed to Board members for discussion at the August 15 meeting.

ADJOURNMENT

Upon a motion duly made, seconded and with a unanimous voice vote, the meeting was adjourned (11:00).

Eileen Davitt
Board Secretary

Motion: CB
Second: RM
Date adopted: 9/26/18