

**VILLAGE OF MONROE PLANNING BOARD
REGULAR MEETING
APRIL 18, 2016
MINUTES**

PRESENT: Chairman Parise, Members DeAngelis, Karlich, Graziano, Building Inspector Cocks

ABSENT: Member Cocks

Chairman Parise opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits.

**1. Shop Rite Plaza – Conditional Use Renewal (203-2-5)
No Appearance**

Chairman Parise commented that the new free standing sign has been installed at the plaza along with the 'no truck' signs and the bollards. As discussed at the workshop an extension of the Conditional Use Permit will need to be given in order to have time to review the landscaping. A site meeting has been scheduled for May 5, 2016 at 5:30 p.m. with the Board and Pete Calabrese from Brixmor to meet at the site and observe the landscaping on the site.

On a Motion made by Member Graziano and seconded by Member Karlich, it was unanimously **Resolved, that the Conditional Use Permit for Shop Rite Plaza is extended until the workshop meeting of July 6, 2016. The applicant must appear before the Planning Board on July 6, 2016 for review.**

**2. Crystal Run Healthcare – Field Change (238-1-1)
No Appearance**

The Board was satisfied with the list of field modifications and changes which were discussed at the workshop meeting on 4/13/16 and reviewed and accepted by Engineer DePuy. In addition, Crystal Run provided wording to be added to the plan regarding the maintenance schedule.

On a Motion made by Member Karlich and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board grant approval for the field changes and site plan modifications submitted as listed below and provided on the site plan dated 1/18/16:**

CRHC Monroe – Site Plan Modifications

1. Grading, Retaining Wall and Stormwater Design:
 - a) Revised retaining wall grading. (Reference Bohler Plans – Sheet 6)
 - b) Final retaining wall design by Titan Engineering. (Reference Bohler Plans – Sheet 5)
 - c) Updated drainage behind the curb line for the retaining walls. Any tie-ins to the storm sewer system are now shown per the village engineer's request. (Reference Bohler Plans – Sheet 7)
 - d) Stormwater exit points from the building were revised to reflect the final design. (Reference Bohler Plans – Sheet 8)
 - e) Updated Smith Farm drainage is shown. (Reference Bohler Plans – Sheet 7)
2. Site Sanitary:
 - a) The pump station was shifted to the opposite end of the curb island to avoid flood plain. (Reference Bohler Plans – Sheet 8 and Detail 2 on Sheet 16)
 - b) The sanitary sewer exit point from the building was updated to reflect the final design. (Reference Bohler Plans – Sheet 8)
3. Building Storm Change:
 - A 4x4 bottomless catch basin will be installed to address ground water issues. (Reference Bohler Plans – Sheet 8)
4. Site Pavement:
 - A new heavy duty (increased subbase and stabilization fabric) pavement specification will be used in shaded heavy duty pavement areas and general parking areas. Also note, subbase in the standard duty pavement specification increased from 9" to 12". (Reference Bohler Plans – Sheet 5 and Detail 2 & 3 on Sheet 13)
5. Building Footprint:
 - The final building footprint has been incorporated into the plans. This footprint reflects the current locations for the generator, transformer, patio, dumpster, doors, etc. (Reference Bohler Plans – Sheet 5)
6. Water Line/Service to the Building:
 - Revised domestic/fire separation and water service entrance location. (Reference Bohler Plans – Sheet 8 and Detail 9 on Sheet 16)
7. Site Electric: Revised primary electric location and secondary entrance location. (Reference Bohler Plans – Sheet 8)

8. Site Gas:

- Revised gas line location, tie-in location and meter location per Orange and Rockland direction. (Reference Bohler Plans – Sheet 8)

9. Retaining Wall Fence:

- Split post and rail fence with wire mesh instead of chain link fence. 4' tall fence opposed to 6'. (Reference Bohler Plans – Detail 13 on Sheet 13)

10. ADA Symbols:

- a) Updated ADA symbols and eliminated all detectable warning surfaces at all onsite ramps. (Reference Bohler Plans – Details 6 and 7 on Sheet 13)

11. Dumpster Enclosure Design:

- a) Dumpster enclosure with tan vinyl fencing and gate has been revised to accommodate a trash compactor. (Reference HCP Compactor Enclosure Specification)

12. Monument Sign:

- a) A variance (Front Yard Setback) was obtained for the monument sign. The monument sign will be located 36 ft back from the street edge. This is further back than originally proposed.

13. Site Pole Bases:

- a) Site lighting layout remains the same. Concrete site pole bases are now 36" vs the 6" originally planned. The mounting height for the lights remains at 25 feet as shown on the lighting plan. (Bohler Plans – Sheet 11)

14. Lighting Fixture Schedule and Photometric Plan:

- a) The original drawing was generated several years ago and with LED technology quickly advancing, the lumen output of the originally specified fixtures was much greater than required to adequately light the site. Due to this, we generated a new photometric plan based on the current LED fixtures. The site lighting quantities and locations remain unchanged. This was reviewed by Tom DePuy and we have received a verbal approval. (Reference Lighting Calculation Map).

15. Fence/Mesh areas to be free of debris and monitored for trash removal on a weekly basis.

16. The vinyl fence for the dumpster will be cleaned as may be necessary, but at least once annually.

4. The Pets I Love – Amended Site Plan – (213-1-6)

Present: Debra Smatt

Chairman Parise stated the proposed changes were discussed by the Board at the workshop. Chairman Parise added that discussion was also held as to the length of

time this project has taken and referenced a cut off date agreed upon by the Board to be established to get the work done.

On a Motion made by Member DeAngelis and seconded by Member Graziano it was unanimously **Resolved that the Planning Board grant approval for the amended site plan for The Pets I Love, last revised 3/28/16 changing the location of trees to be planted from the parking area to the rear property line; replacing the brick pavers in the curbed islands with river rock; incorporating the 4 planter boxes depicted on the 11/14/14 approved site plan into the 3/28/16 amended site plan; and conditioned that all site work is to be completed no later than October 1, 2016 otherwise site plan approval will be null and void; and further conditioned that the 4 planter boxes are to be installed and planted no later than 7/1/16; and subject to all conditions and notes on the site plans; and all fees, bonding and administrative actions are paid.**

APPROVAL OF MINUTES

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the January 20, 2016 meeting be approved.**

On a motion made by Member Graziano and seconded by Member Karlich, it was Resolved **that the Minutes of the January 25, 2016 meeting be approved.**

On a motion made by Member DeAngelis and seconded by Member Graziano, it was Resolved **that the Minutes of the February 17, 2016 meeting be approved.**

On a motion made by Member DeAngelis and seconded by Member Graziano, it was Resolved **that the Minutes of the February 22, 2016 meeting be approved.**

On a motion made by Member Karlich and seconded by Member DeAngelis, it was Resolved **that the Minutes of the March 9, 2016 meeting be approved.** Member Graziano abstained.

ADJOURNMENT

On a motion made by Member Graziano and seconded by Member Karlich it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:25 p.m.