

RESOLUTION

PLANNING BOARD

TOWNSHIP OF LIVINGSTON, NEW JERSEY

Decided: March 19, 2013

Memorialized: April 2, 2013

Re: Application No. 2013-7-PFSPV
Applicant: Northfield-Burnet, LLC (Investors Bank)
Premises: 24-28 East Northfield Road, Livingston, New Jersey
Block: 4803; Lots: 4, 5. & 8
B Zone

SUMMARY OF THE CASE

1. This Application was made by Northfield-Burnet, LLC, owners of the subject premises. The Applicant requests Preliminary and Final Major Site Plan Approval to permit construction of a bank with drive-thru lanes, on-site parking and related improvements on currently unimproved property that previously contained a paint store. The building would be occupied by Investors Bank. Variances were requested for signage and to not require a loading space.
2. Prior to the start of the public hearing, a checklist waiver was granted as to submission of an Environmental Impact Statement, subject to matters raised by the Livingston Environmental Commission being addressed during the public hearing proceedings.
3. The development proposal was set forth on the following:
 - a. Site plan drawings (7 sheets) prepared by Casey & Keller, Inc., dated December 4, 2012 and revised February 28, 2013.
 - b. Architectural plans (4 sheets) prepared by Haas Associates, dated May 10, 2012.

- c. Stormwater management report prepared by Casey & Keller, Inc., dated January 14, 2013 and revised February 28, 2013.
 - d. Sign drawings and plans (14 sheets) prepared by Imageone, dated February 20, 2013.
4. The Application was amended during the course of the proceedings to bifurcate and defer for potential future proceedings a request for a variance for a proposed freestanding sign, with reservation of Planning Board jurisdiction over any such future request. The Applicant also agreed to make various plan amendments to adjust the landscaping, lighting and other aspects of the proposal in response to comments and concerns expressed by the Board and its consultants, as set forth below as approval conditions.
5. Written comments on the application were provided as follows:
 - a. Memorandum from Livingston Environmental Commission, dated February 26, 2013.
 - b. Memorandum from Assistant Township Engineer Jeanette F. Harduby, P.E., initially dated February 7, 2013 and updated March 11, 2013.
 - c. Letter from Planning Administrator Jackie Coombs-Hollis, dated March 11, 2013, summarizing concerns/recommendations raised at Technical Review Advisory Committee meeting on February 13, 2013.
 - d. Letter from Architectural Review Committee of Livingston Community Partnership Management Corporation (BID), dated March 5, 2013, noting approval of building plans.
 - e. Memorandum from Jessica L. Giorgianni, PP, AICP, of H2M Architects-Engineers, dated March 12, 2013.

6. Evidence was provided that all statutory requirements have been met and there are no taxes due or delinquent with respect to the subject property.
7. A duly noticed public hearing was conducted by the Planning Board on March 19, 2013 at the Livingston Township Municipal and Police Building.
8. The Applicant was represented at the public hearing by Jack Spinella, Esq.
9. Testimony on behalf of the Applicant was provided at the public hearing by:
 - a. Michael Lanzafama, P.E., P.L.S. & P.P., who was accepted as an expert witness in civil engineering, land surveying and planning. He testified concerning the site plan drawings and proposed improvements.
 - b. Michael Maddalo, representative of the Applicant's sign company, who testified concerning proposed signage.
 - c. Graca Paulo, Project Manager, Facilities Department, Investors Bank, who testified concerning proposed operating hours and related matters.
 - d. Mark A. Haas, admitted as an expert in architecture, who testified concerning the exterior appearance and interior layout of the proposed bank.
10. At the public hearing, the following exhibits were marked:
 - A-1 Site plan sheet 3 (colorized).
 - A-2 Site plan sheet 4 (colorized).
 - A-3 Section drawing showing proposed landscaping 5-6 years after planting (color).
 - A-4 Photos (2) showing views of site from East Northfield Road with graphic representation of proposed freestanding sign added.
 - A-5 Rendering of front building facade (color).
 - A-6 Materials sample of day-night vinyl for sign.

- A-7 Materials samples (3) for other sign elements.
 - A-8 Drive-thru speaker sound specifications.
 - A-9 Renderings of building elevations (2 sheets) (color).
 - A-10 Cast stone, brick and EFIS samples.
11. No member of the public questioned any of the witnesses or presented any comments concerning the Application.
 12. The subject property consists of 3 tax lots with primary frontage on East Northfield Road and secondary frontage on Burnet Avenue in the B Zone. There is an abutting parcel at the corner of East Northfield Road and Burnet Street containing a commercial building and parking area that is not owned by the Applicant. The proposed bank would have separate entrance and exit driveways on East Northfield Road. The exit driveway would serve 2 drive thru lanes and a by-pass lane. There also would be a two-way access driveway connected to Burnet Street. The bank would face East Northfield Road at a limited angle in order to be aligned parallel with the side lot lines, which are at an angle relative to the street. Parking would be located to the rear.
 13. The Applicant requested a variance to allow a freestanding sign along East Northfield Road, which was stated to be needed in order to adequately identify the bank to passing motorists, whose view of the building would be partially obscured by a bus shelter. Following discussion with the Board, the Applicant withdrew this request, subject to an express reservation of Board jurisdiction in the event of a future re-submission of the freestanding sign proposal or some variation thereof.
 14. In connection with the sign variance discussion, the Application was amended at the suggestion of the Board to add a variance request from Section 170-90.C to allow the

bank name and logo to be added to the entry and exit signs adjacent to East Northfield Road. The Board determined that variances could be granted under N.J.S.A. 40:55D-70(c)(2) in that the purposes of zoning and objectives of the Master Plan would be advanced by the variances by providing better identification of the bank use under the particular circumstances of this property and that this benefit would substantially outweigh any detriment.

15. The Applicant also requested a variance from Section 170-94.F.(1) to eliminate the requirement to provide a designated loading space. Testimony demonstrated that a loading space was not necessary for the proposed bank use due to the characteristics and limited scope of potential deliveries, which could be appropriately accommodated without a designated loading space. This would reduce the amount of paving and impervious lot coverage on the property. As a consequence, the requested variance could be granted under N.J.S.A. 40:55D-70(c)(2) in that the purposes of zoning and objectives of the Master Plan would be advanced by the variance and the benefits would substantially outweigh any detriment.

FINDINGS OF FACT & CONCLUSIONS

Upon the testimony and other evidence provided, the Board finds and concludes as follows:

1. The Board finds that the Applicant is the owner of the subject premises and that all statutory requirements have been met.
2. The Application for Preliminary and Final Site Plan Approval as amended and as set forth in the Site Plans dated December 4, 2012, with last revision date of February 28, 2013, and as required to be further revised, is hereby granted.

3. The Board approves variance requests as follows:
 - a. From Section 170-94.F(1) to permit construction of a bank without provision of a loading space.
 - b. From Section 170-90.C to allow the bank name and logo to be added to the entry and exit signs adjacent to East Northfield Road.
4. The Board finds that the grant of these variances will advance the purposes of the Zoning Ordinance and Master Plan, will not be a detriment to the public good, will be compatible with the existing neighborhood, and will not be a detriment to the Zone Plan or Zoning Ordinance for the reasons noted above.
5. This approval is subject to the following conditions agreed to by the Applicant:
 - a. The Applicant shall comply with the Tree Ordinance, Township Code Chapter 306, and obtain a tree removal permit within 60 days, which shall be a pre-condition to effectiveness of this approval.
 - b. The site plans shall be revised as follows:
 1. Reduce the width of the entry driveway from East Northfield Road from 15' to 12', subject to approval by the Fire Department, and show additional landscaping in the resulting added pervious area.
 2. Reduce the width of the exit driveway at its approach to the intersection with East Northfield Road from 18' to 15' and show additional landscaping in the area between the exit driveway and the adjacent building and property.
 3. Extend the sidewalk along Burnet Avenue in front of the adjacent property toward East Northfield Road, consistent with Township standards.

4. Show relocation of 2 trees.
 5. Reduce the light pole heights from 18' to 12' along the driveway connected to Burnet Street.
 6. Show a “no left turn” sign with appropriate international symbol at the East Northfield Road exit.
 7. Add the appropriate international symbol to the “no right turn” sign at the Burnet Street exit.
 8. Add a detectible crossing surface for all pedestrian walks on the site.
 9. Add a plan note stating that the sound generated by the drive-thru communications speakers shall not exceed 68 dB(A) measured at the speakers.
 10. Add a plan note stating that drive-thru teller service shall not operate earlier than 8:00 A.M. or later than 7:00 P.M.
 11. Add a plan note stating that any landscaping that is damaged by deer will be replaced with species less susceptible to deer damage and that provides similar visual effect.
 12. Add a plan note stating that construction vehicles shall enter and exit the site only from East Northfield Road.
- c. This approval is granted subject to the following specific conditions that shall be satisfied prior to issuance of a building permit:
1. The Township Engineer shall be provided with copies of all environmental reports or clearances concerning the prior paint store, its demolition and subsequent environmental conditions on the property.

2. New soil sample testing for contaminants shall be conducted and results shall be provided to the Township Engineer, as reasonably required by the Township Engineer.
3. An acceptable recycling plan using the Township form shall be submitted to the Township Engineer.
4. An acceptable bond shall be submitted to the Township to cover any damage to Burnet Street or to trees or shrubs on Lot 3 during the construction process, which bond shall be in an amount as approved by the Township Engineer.
5. The Applicant shall use best efforts to obtain agreement of the owner of adjacent Lot 6 to stucco the westerly façade of the building thereon.
6. The Applicant shall provide written responses to the memorandum from Assistant Township Engineer Jeanette F. Harduby, P.E., dated March 11, 2013 and the memorandum from Jessica L. Giorgianni, PP, AICP, of H2M Architects-Engineers, dated March 12, 2013.
7. The Applicant shall record a deed notice setting forth a commitment to provide a cross-access easement and shared parking agreement as to adjacent Lots 28 and 29 that would include access from East Northfield Road and/or Burnet Street, subject to future Township approval of any such cross-access and/or shared parking arrangement.
8. The Applicant shall record a lot merger deed to combine Lots 4, 5 and 8, with the new combined lot number to be approved by the Tax Assessor.

9. The attached Model Conditions of Approval, except for Numbers 5a, 5b, 12a and 12b, are hereby incorporated herein.

NOW THEREFORE, for the reasons set forth herein and as stated on the record by the Members of the Planning Board of the Township of Livingston, it is resolved that Preliminary and Final Site Plan approval with waiver and variances as set forth herein be and are hereby granted and approved, subject to the terms and conditions as set forth herein.

This Resolution is a memorialization of the oral decision of the Planning Board of the Township of Livingston made on March 19, 2013 wherein Board Members Dinar, Kalishman, Klein, Leopold, Meade, Ratner, and Alternate No 1 Alvarez (in place and stead of Member Anthony) voted in accordance with the action memorialized herein; they being all of the Members present and eligible to vote.



Peter M. Klein, Chairman

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Planning Board of the Township of Livingston on April 2, 2013 memorializing the oral decision of the Planning Board made on March 19, 2013.



Jackie Coombs-Hollis, Secretary

PLANNING BOARD, TOWNSHIP OF LIVINGSTON

Model Conditions of Approval
(As Amended through February 12, 2013)

Every application turns on its own facts and is judged on its own merits. Listed below are models of conditions which may be considered "standard". A standard can be tailored to

specific circumstances, and may not always apply. Other or additional conditions may be tailored for any application.

1. Architecture

- a. Rooftop ancillary structures and equipment (other than alternative small energy systems and communications equipment) shall be screened by material compatible with the exterior finish of the building and matching the exterior color of the building as closely as possible.
- b. Enclosures of trash bins, recycling bins or dumpsters shall be of the same type of materials and the same color as the exterior finish of the building.

2. Blasting

In the event that blasting be necessary on the Site, the following conditions shall apply in addition to all requirements of federal law or regulations:

- a. All blasting operations shall be performed in strict compliance with N.J.S.A. 21:1A-128 *et seq.* and N.J.A.C. 12:190-1.1 *et seq.*, or superseding requirements.
- b. A pre-blast inspection of all structures on all properties adjacent to the Site or within 200 feet of the intended blasting location (whichever is the greater distance) shall be conducted at Applicant's expense. It shall be conducted no more than 60, nor less than 30, days before blasting commences. A written report of the inspection results shall be provided to the owner of each structure inspected within 10 days after completion of the inspection.
- c. Blasting shall occur only between 10:00 a.m. and 3:00 p.m. on Monday through Friday. Blasting during other hours may be permitted, temporarily, by the Township Engineer upon his finding that a condition constituting an emergency exists and necessitates such permission.
- d. Applicant shall coordinate all blasting with the Livingston Police and Fire Departments. If traffic control is required, it shall be provided at Applicant's expense.
- e. Applicant shall give the Township Engineer, the Chief of Police, the Fire Chief, and all owners of structures required to be inspected under "b" above, written notice of scheduled blasting operations to be received not less than 20 days, nor more than 40 days, prior to their commencement. If scheduled blasting operations are delayed or suspended they shall not be resumed until new notice has been given and received. All notices shall include the name and telephone number of Applicant's representative for purposes of receiving and responding to questions and comments.

- f. These conditions do not supersede any requirements of law or regulation that are more strict or restrictive.

3. Cleanliness During Demolition or Construction

- a. At the close of each work day the Site shall be thoroughly cleaned and all trash and construction debris, including that within buildings under construction, shall be placed in covered dumpsters. Dumpsters shall be removed from the Site, and replaced, before they overflow.
- b. Not less often than weekly, and whenever else required by the Construction Official or the Township Engineer, the public streets adjacent to the Site shall be manually or mechanically broom swept to remove dirt, mud or debris originating from the Site and located within 500 feet of the Site.
- c. Dust suppression methods acceptable to the Construction Official and the Township Engineer shall be utilized on the Site.

4. Deeds & Easements

- a. All conditions of approval that are continuing conditions shall be set forth within all deeds executed with regard to the Site.
- b. All deeds, easements, dedications or restrictions required by this approval shall be subject to review and approval by the Board Attorney prior to signing and shall be filed for recordation after such approval. The Applicant shall submit proof of such recordation to the Board Secretary, the Township Engineer and the Construction Official prior to the issuance of any permits.

5. Detention Basins

- a. Stormwater management basins shall be established on lots created for that purpose only. No structures that are not an approved part of the stormwater management system shall be erected on any such lot. Such basins, together with their required landscaping and fencing, shall be completed, and shall have been inspected and approved by the Township Engineer, prior to issuance of the first Certificate of Occupancy.
- b. If the approval of the Application calls for title to such a lot to be transferred to the Township; at such time as the Township accepts any new streets or roads on the Site, title to the lot shall be conveyed to the Township provided that the Township Engineer is then satisfied that the basin has been constructed in full compliance with all applicable requirements. The deed conveying such title shall be subject to prior approval by both the Board Attorney and the Township Attorney.

- c. A maintenance plan meeting the requirements of the Residential Site Improvement Standards or the Township's Stormwater Control Ordinance, or both, as applicable, shall be prepared by Applicant and shall have received the approval of the Township Engineer prior to issuance of any construction permit. Any future revisions to the maintenance plan shall not become effective until the Township Engineer's approval shall have been obtained.
- d. Unless maintenance of the basin is assumed by the Township or a public agency as its direct responsibility, (1) the maintenance plan and any future revisions of it shall be recorded upon the deed of record for the property in terms approved in advance by both the Board Attorney and the Township Attorney; and, (2) the Applicant shall provide a performance bond for such maintenance, including landscaping and cleanliness.

6. Final Plans

Prior to the issuance of any Township permit for demolition of any structure, preparation of the Site, or construction of any improvement:

- a. The full text of all of the conditions of this approval, and all plan changes agreed to in the course of the hearing, shall be set out on final plans submitted to the Construction Official, the Township Engineer and the Board Secretary; and
- b. Such final plans shall have been reviewed by the Board Secretary or the Board's Planning Consultant for determination of whether the plans conform to the Board's approvals and shall then have been signed by the Board Chairman, the Board Secretary and the Township Engineer.
- c. Such final plans shall comply with the Uniform Construction Code and the Barrier Free Subcode as then in force in the State of New Jersey. If, during performance of work pursuant to the Board's resolution and permits that have been issued, field conditions indicate need for change(s), such need shall be called to the attention of both the Construction Official and the Township Engineer for approval of any such change before it is implemented. If any such change is significant, permission to amend the Site Plan may have to be sought from the Planning Board. Until all requirements under approved plans and the Uniform Construction Code, including accessibility requirements, have been completed or bonded, any certificates of occupancy issued shall be temporary certificates only.

7. Flood Hazards

- a. Insert on the final site plan and/or subdivision map a metes and bounds description of all flood hazard areas located on the Site.
- b. Insert in all deeds for individual lots that contain or are adjacent to flood hazard areas, and on the preliminary and final subdivision maps or plats, the following

covenant: "The lands designated herein contain flood hazard areas. There shall be no disturbance of any kind as to any flood hazard area unless permitted by N.J.D.E.P. pursuant to the Flood Hazard Control Act, N.J.S.A. 58:16A-50 *et. seq.* or superseding requirements."

8. Guarantees and Bonds

- a. The approval of this Application is subject to the posting, with terms acceptable to the Township Engineer, of any and all required performance guarantees, bonds, soil erosion and sediment control approvals, and any other requirements of Township ordinances prior to the issuance of any permits for commencement of site preparation or construction.
- b. This approval is also conditioned upon the Applicant's providing, prior to issuance of the first Certificate of Occupancy, a performance guarantee acceptable to the Township Engineer for any aspects of the approved landscaping or fencing that has not been completed by the time of issuance of such certificate.

9. Landscaping & Environmental Protection

- a. All deciduous trees planted shall have a caliper of not less than 2.5 inches measured at a height of 4.5 feet above ground level. All evergreen trees planted shall have a height of 6.0 to 8.0 feet.
- b. Street shade trees shall be planted as required by Township Code § 170-72 and shall not be included in the calculation of Replacement Trees required by the Trees Ordinance.
- c. Any tree or other planting installed in accordance with the plans which dies shall be replaced, within the current or next planting season, in kind and at the same size as it had reached at the time of death; except that if it died more than three years after planting its replacement need not be larger than the size it had reached three years after planting. The same replacement requirements shall apply to any tree or other planting installed in accordance with the plans if subsequently removed because of damage or disease.
- d. No tree existing on the Site at the time of filing of the application shall be removed unless removal is approved under the Trees Ordinance or by this Board. Every existing tree to be preserved shall be tagged and shall be shown on the Site Plan or Subdivision Plan. During site preparation and during construction, each such tree shall be protected by snow fencing or a more substantial means approved by the Construction Official. No soils, excavated materials, or any construction equipment or building materials, shall be stored or operated within a root protection zone that shall be the greater distance of (i) the crown drip line, or (ii) a distance equal to caliper multiplied by one (1) foot, (but never less than eight (8) feet from the trunk of a tree to be preserved), or anywhere else where such soil

or materials can adversely affect the health of trees to be preserved. All work done within the root protection zone shall be accomplished with hand tools.

- e. The grade of land located within the root protection zone shall not be raised or lowered more than three (3) inches unless compensated for by welling or retaining wall methods; but in no event shall welling or retaining walls be installed less than eight (8) feet from the trunk of a tree.
- f. During site preparation or construction, no fuel storage, and no refueling, maintenance, repair or washdown of construction vehicles or equipment, shall occur within fifty (50) feet of any tree to be preserved.
- g. Any provision of the Trees Ordinance, Chapter 306 of the Code of the Township of Livingston, that establishes a conflicting standard or requirement shall control.
- h. No mulch shall be placed, or allowed to accumulate, within six inches of the trunk of any tree or shrub planted on the Site in compliance with this resolution. Mulch shall not be applied, or allowed to accumulate, elsewhere within the drip line of the tree or shrub to a depth in excess of four inches.

10. Noise

- a. No site preparation, demolition or construction activity shall be performed on the Site on Sundays, or before 7:30 a.m. or after 5:00 p.m. on weekdays, or before 9:00 a.m. or after 5:00 p.m. on Saturdays or federal holidays.
- b. All vehicles and motorized machinery operated on the Site shall be equipped with properly operating mufflers.
- c. No site preparation, demolition or construction activity (other than authorized blasting) shall produce, at the property line, (i) continuous airborne sound at a sound level in excess of 65 dBa, or which has an octave band sound pressure level in decibels which exceeds the standards provided in 32 N.J.R. 2230 et. seq., or (ii) impulsive sound in air which has a peak sound pressure level in excess of 80 decibels, or (iii) impulsive sound in air which repeats more than four times in any hour and has a peak sound pressure level in excess of 50 decibels.
- d. Relief from these noise conditions may be permitted, temporarily, by the Township Engineer upon his finding that a circumstance constituting an emergency exists and necessitates such permission.

11. Other Governmental Approvals

- a. Applicant shall comply with all applicable Federal, State and local laws and regulations and obtain any other governmental approvals required for implementation of this application as approved. If any other governmental agency

or authority grants a waiver of or variance from any law, rule or regulation, or imposes any condition or requirement, which affects this approval or any of the conditions contained herein, then this Board shall have the right to review such action as it relates to this Board's approval or conditions and to modify, amend or revoke its approval and/or conditions.

- b. No Township permit for demolition of any structure, or preparation of the Site or construction of any improvement shall be issued until proof of request for such required approvals and any action thereupon, shall have been presented to the Construction Official and the Board Secretary by the Applicant.

12. Paving and Sidewalks

- a. Applicant shall install the top course of street paving:
 - (1) For residential development not later than the earlier of three (3) years after the issuance of the first Certificate of Occupancy or three (3) months after fifty percent (50%) of residential units have received Certificates of Occupancy.
 - (2) For non-residential or mixed-use development, prior to issuance of the first Certificate of Occupancy.
- b. All manholes, catch basins, and driveway curbs shall be ramped until the top course of street paving has been installed.
- c. All sidewalks shall be constructed of concrete or of non-asphalt pavers and shall be not less than four feet wide in a residence district or five feet wide in the Business Improvement District. Existing sidewalks that do not meet prior Township Code requirements shall be replaced to the standard for the new sidewalks.

13. Signs

The Board retains jurisdiction over any and all signs until the final Certificate of Occupancy has been issued.

14. Traffic and Parking Safety and Enforcement

- a. At the time of applying for a building permit the Applicant shall submit proof of having filed a written request pursuant to, and in accordance with, N.J.S.A. 39:5A-1, requesting that N.J.S.A. 39:1-1 *et seq.* be made applicable to the roads, streets, driveways, parking areas, etc. within the Site. The Applicant shall provide proof of the governmental action on such request to the Construction Official prior to issuance of the final Certificate of Occupancy.

- b. Lines of sight established for entrance and exit driveways of the Site shall be shown on the as-built site plans, and no structures, trees or plants that would interfere with such lines of sight shall be permitted at any time.
- c. All traffic and parking provisions in the approved site plans or otherwise required by the Board's resolution shall be accomplished prior to issuance of the first Certificate of Occupancy.
- d. The Applicant shall comply with State law and applicable Township ordinances regarding handicapped parking and shall maintain such spaces and all the traffic and parking signage and markings on the Site in good order and repair.

15. Utilities for Site Plans and Major Subdivisions

Applicant shall construct all utilities underground as required by law, and shall submit to the Engineering Department a written instrument from each serving utility evidencing full compliance with this condition and with Township Code §170-73.A.(17) before issuance of any Certificate of Occupancy.

16. Wetlands

- a. Applicant shall insert on the final subdivision map and/or site plan a metes and bounds description of all wetlands, wetlands transition areas, and buffers on the Site.
- b. Where applicable, each deed for a lot, and the subdivision plat, shall contain the following language: "The lands designated herein contain wetlands and wetlands transition areas. There shall be no disturbance of any kind as to any wetlands or wetlands transition areas unless permitted by N.J.D.E.P. pursuant to law, and Best Management Practices (as defined in N.J.A.C. 7:7A-1.4 or superseding requirements) for prevention or reduction of adverse impacts upon or pollution of wetlands, wetlands transition areas and buffers shall be followed at all times. This restrictive covenant shall run with the land and be binding upon the grantees, their heirs and successors and assigns."

17. Developer's Agreement

Prior to issuance of any permit for demolition, site preparation, or construction, the Applicant shall have entered into a Developer's Agreement negotiated with the Township Attorney in conjunction with the Township Engineer

18. Written Response to Memoranda

Prior to issuance of any permit for site preparation, demolition or construction, the Applicant shall have provided written responses to all issues raised in all memoranda from the Township Engineer, or any consultant to the Township, that were considered by the Board in the hearings.

19. As-built Plans

A final Certificate of Occupancy shall not be issued until the Applicant shall have submitted to the Construction Official four (4) properly signed and sealed copies each of as-built site plans, surveys and building elevations.