



**BOROUGH OF NEW MILFORD**

**PLANNING BOARD  
PUBLIC SESSION MINUTES**

**July 18, 2017**

Chairman DeCarlo called the meeting of the New Milford Planning Board to order at 7:10 pm. The Chairman read the Open Public Meeting Act, The Pledge of Allegiance was recited.

**ROLL CALL**

Chairman Angelo DeCarlo	Present	
Councilman Al Alonso	Present	8:05
Secretary Tomy Thomas	Present	
Council President Hedy Grant	Present	
Mr. John DaCosta	Present	
Mr. Frank Mottola	Present	
Ms. Joanne Prisendorf	Absent	
Mr. Dominic Colucci	Present	7:12
Mr. Matthew Seymour	Absent	
Ms. Kerri Capasso Alt. 1	Absent	
Mr. Ray Cottiers Alt. 2	Present	
Mr. Marc Leibman – Attorney	Present	
Ms. Margita Batistic – Engineer	Present	
Mr. Paul Grygiel – Planner	Present	

**NMRA, LLC** – Chairman DeCarlo indicated we are continuing with the site plan review. Mr. Leibman confirmed with Mr. Del Vecchio before the meeting that he was in agreement to allow Oradell public officials to speak at this time. Andrew Oddo, Oradell borough attorney, introduced Oradell Council President Tracy Schoenberg. C.P. Schoenberg attended on behalf of Mayor DiDio, borough council, administration, residents and businesses. She expressed their appreciation for the opportunity to speak at the meeting. C.P. Schoenberg expressed their objection of truck traffic being routed onto Kinderkamack Road and the burden that will be placed on the Borough of Oradell and would appeal that decision. Chairman DeCarlo explained at the last proceeding traffic was discussed and is a concern but he indicated we have no control of the truck routes. C.P. Schoenberg was sworn by Mr. Leibman as a witness.

A motion to open to the public was made by Mr. Mottola second by C.P. Grant all in favor none opposed. There being no questions/comments from the public a motion was made to close by C.P. Grant second by Mr. Mottola all in favor none opposed.

Mr. Del Vecchio introduced Peter Cavo of 20 Ridge Road, Mahwah, NJ who is currently district director of 8 stores with 30 years experience with Inserra who was sworn in by Mr. Leibman. Mr. Cavo described logistics of store/tractor trailer deliveries and general operations. Hours will be 7 a.m. to midnight 7 days per week and stocking occurs overnight. The multiple loading docks and the platform was designed to have all deliveries to the back of the store. The number of trucks are expected to be the same but with full truck deliveries. Once the new store is ready the old store will close. There were questions of delivery restrictions for overnight and if there was an ordinance. A noise ordinance is in effect.

A motion to open to the public was made by Mr. Colucci second by C.P. Grant all in favor none opposed.

*Lori Barton* - 399 Roslyn Avenue, questioned whether a larger store would be more customer friendly where the trend seems to be going smaller. How will shopping carts on the property be managed, would locked carts be considered? Mr. Cavo was not able to answer at this time but indicated when asked that some stores do have them.

*Michael Gadaleta* - 270 Demarest Avenue, questioned if trucks would be backed up while waiting for loading dock access which would interfere with customer traffic and how long it takes the trucks to back into the loading dock. Mr. Cavo could not answer about the time to back up but indicated there is sufficient space for trucks to get past to the additional bays.

*Vince Kane* - 180 Harrison Street, questioned if only trucks would be entering from Madison Avenue. Mr. Del Vecchio answered Madison Avenue is not restricted to trucks but is ingress/egress for customer.

A motion to close to the public was made by Mr. Colucci second by C.P. Grant all in favor none opposed.

Tindaro Abramo with Wakefern Food Corporation for 32 years in logistics and currently director of logistics was introduced by Mr. Del Vecchio and sworn in by Mr. Leibman. Mr. Abramo spoke about the new delivery system. The new store with the saw tooth design will enable trucks to drop the trailer and return later to either switch trailers or to just pick up without having a queue. The same size trailers will be used which are 48' and 53', the trailer with cab fits into the dock with room for passing. Trucks will enter from Madison Avenue and exit to Main Street. Drivers are given guidelines for routes but have discretion as to routes they take considering their next destination. Members expressed concerns with high school student traffic, Cecchino Drive and the turning radius to Main Street and River Road and questioned if the Mayor and Council could consider limiting truck access. Portions of roads in question are under

county jurisdiction. Turn templates for Main/Madison, Main/River and River/Madison were requested from Mr. Dipple for 48' and 53' trucks. Mr. Del Vecchio indicated they would be willing to meet with the appropriate representatives from police department/engineer to discuss optimal delivery times. C.P. Grant asked if a van/jitney would be provided for people living close to the current location, although this is not a land use concern Mr. Del Vecchio would try to get an answer.

Motion to open to the public was made by C.P. Grant second by Mr. Mottola all approved none opposed.

*Michael Gadaleta* - 270 Demarest Avenue, asked as part of your logistical duties do you visit the site. Mr. Abramo indicated not personally but member(s) from safety department do. Mr. Gadaleta stated he doesn't believe their trucks are allowed on River Road or Main Street and requested Ms. Batistic to verify commenting to the board this is a critical component to the logistical deliveries.

*Vince Kane* - 180 Harrison Street, asked if Mr. Abramo was aware there is a bus stop where they plan to turn right onto Main Street then River Road. Also parking is allowed on the east side of River Road, will tractor trailers fit with cars going south? This question is for the traffic witness. Has a trailer been sent along all streets discussed today between 10 and 12 to navigate all roads? He also suggest later during dinner time when cars are parked.

*Gene Murray* - 425 Madison, questioned if there are any studies to use River Road once new store opens and did you consider using Kinderkamack to Main Street to Madison Avenue which would avoid the school traffic? The answer was yes by the safety team that also reviews trailer test. Also asked in this case could you work with planning board to come up with route to avoid River Road. Mr. Del Vecchio interjected the board does not have authority to dictate truck routes but also the applicant is committed to work with the borough but not prepared to stipulate with the board to a specified route. Mr. Leibman indicated their desire is to have in the agreement stipulated the applicant will cooperatively work with the borough engineer, police department and maybe school officials to make sure traffic is handled in a safe fashion.

*Lori Barton* - 399 Roslyn Avenue, are you aware that Madison Avenue is closed for New Milford home games from River Road to Main Street? Would that have an impact on deliveries? Responded if Madison closed we will not be able to deliver.

A motion to close to the public was made by Mr. DaCosta second by C.P. Grant all in favor none opposed.

Mr. Cavo returned to address store related questions. He indicated the total number of employees are 200 to 250 where 60 are full time and 170 part time approximately. Largest shift is typically 8 a.m. to 4 / 5 p.m. The average employees per shift is 50 to 60 high and 20 to 25 low. Mr. Del Vecchio indicated parking requirements is driven by square footage of store. Employee only spots are not designated so available

to all when needed. There are spaces behind the store which employees will be encouraged to use. Mr. Ashbahian will be able to answer questions about carts location.

Mr. Del Vecchio indicated to the board updated plans were filed 10 days in advance for next week indicating changes from board comments and technical reviews. A summary letter will be provided. Drawings will be resubmitted for signs and front area for temporary shelter.

Mr. Alonso noted the access driveway to the field be included in agreement and basin #4.

Next meeting is July 25<sup>th</sup> at 7 p.m. This is notice, no further notice is needed.

There was a request from the public for availability of an electronic copy. It was agreed Mr. Leibman will forward to board secretary to have put on the borough website.

A motion to adjourn was made by C.P. Grant second by Mr. DaCosta all in favor none opposed.

Adjourned 8:45

Respectfully submitted,

Lisa C. Sereno