

**Victory Gardens Planning Board Minutes
April 17, 2019**

Barrie Palumbo called the meeting to order.

Meeting started at 7:00 P.M.

Pledge of Allegiance to the Flag of our Country.

This meeting has been advertised in one newspaper, The Daily Record, in compliance with the New Jersey Open Meeting Act.

IN ATTENDANCE:	Mayor Dave Holeman Avis Byfield	Jim Glass Anne Davis	John Cegelka Barrie Palumbo
	Attorney: John Kaplan, ESQ		
	Engineer: Leon Hall		
	Planner: Maxwell Vanderbuilt		

ABSENT: Diane Feola

MINUTES: from March 20, 2019

Mayor Dave Holeman made the motion to accept the minutes from March 20, 2019 meeting. Jim Glass seconded it.

A roll call vote was taken:	Mayor Dave Holeman	Yes
	Jim Glass	Yes
	Diane Feola	Absent
	John Cegelka	Yes
	Avis Byfield	Abstain
	Anne Davis	Yes
	Barrie Palumbo	Yes

Minutes were approved with five "ayes."

RESOLUTIONS: 2019-04 Cardona

This is a resolution prepared by the Planning Board attorney, John Kaplan. Regarding "Wapa's Beauty Salon, 303 South Salem Street." John Cegelka asked if everything has been done, no. The paving has not been done; the ADA parking is not labeled. Barrie has spoken to the applicant's attorney regarding the issues which still have not been completed. There will be an amendment made to this resolution regarding "H", the garbage issue. The amendment will be made that if the garbage cannot be kept inside the commercial unit, then a dumpster will be required.

John Cegelka made the motion to approve this resolution. Jim Glass seconded it. A roll call vote was taken to approve this resolution with the amendment to "H".

Mayor Dave Holeman	Yes
Jim Glass	Yes
Diane Feola	Absent
John Cegelka	Yes
Avis Byfield	Yes
Anne Davis	Yes
Barrie Palumbo	Yes

Resolution passed with all votes "aye."

APPLICATIONS:	New: Pack Mentality, LLC 308 South Salem Street Block 6 lot 1 Minor site plan
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Owner's name and address:	Gabriel Ivanov 11 Quail Court Hamburg, NJ 07419
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Attorney: Daniel Benkendorf of Heymann & Fletcher
PO Box 518
Mt. Freedom, NJ 07970
973-895-4400

Gabriel Ivanov was sworn in by Planning Board Attorney, John Kaplan.

Mr. Ivanov gave the location to where he is going to open the business and stated he does not own the property but will be leasing it from the owner, Lee Levitt.

The intro information was not heard due to the board opening the plans given to them and the noise being picked up by the microphone which overshadowed the applicant speaking.

The applicant was asked where the dogs will be walked? In a fenced in area which he will be installing. Parking will be in the front and clients will walk dogs into the location on a leash. How many stories is the building? One.

What is Pack Mentality? Is a dog daycare and boarding facility. Clients drop off the dogs in the morning and will pick them up later in day. Applicant is familiar with this type of business as he has worked in a similar business for a number of years. The process will be that all dogs will have to go through a screening process. There will be no individual kennels located inside the building, that is the reasoning for the screening. It will be one large area inside that will be like one big play area. There will be a trial period for new dogs coming in, to see if they will get along with the other dogs, if they pass this test, they will be accepted into the day care. The day will be comprised of play time, eating and time outside for walking. There will be a maximum allotted of dogs at 15 at the facility. This will allow for 30 to 40 square foot per dog. They will be going outside in three groups of five dogs, every two hours, for a total of three times a day for walking, for a time period of ten minutes for each walk. Hours of operation for dropping and picking dogs up, 7 am for opening and 8 pm for closing. The total time for the dogs to be outside will be one hour and thirty minutes. There will also be someone with the dogs at all times while they are outside and the fencing will be solid so the visual simulation will be limited. If one dog creates a problem outside, they can always be brought in. All dog feces will be picked up immediately placed in a bag and tied off, then placed into a 30-gallon garbage can, lined with a bag and then that larger bag will be taken to the dumpster as needed. Dumpster will be picked up once a week. The lawn will be maintained all year long. There will room(s) for dog grooming inside, approximately ten dogs a day. There will be rubber flooring installed for the occasional accident by a dog. If needed the floor will be cleaned with a organic flooring cleaning. If two dogs start to fight, they will handle the situation immediately, if needed there will be a "time out," room and or owners will be called to come and pick the dog up. They will be contracted with a local vet in case a dog needs to be taken out of the facility for illness.

There will be four employees in the building during the day, from 7 am till 8 pm. Two shifts, 8 am to 1 pm and 1 pm to 8 pm. There will be one staff member overnight for overnight boarding. Maximum ten dogs overnight. If a dog shows the need to go out at night, they will be taken out to do their business only.

The drainage ditch that runs along the property will be taken care of maintained. During the winter the lawn will be shoveled if need be for the dogs. All dogs will have current vaccinations. There will be crates for the dogs to eat in. They will eat in groups of five. Dogs will be running freely in the yard.

The Board of Health gave a report and they will be abiding by what the report states. Exhibit A-1 was presented; the floor plan of the building. There was discussion about the fence line, due to shuffling of paper and talking going on, inaudible.

Borough Engineer gave his report; dumpster gate needs to be replaced, fix the rebar for parking spaces, these prevent vehicles from hitting the building. The emergency generator is that still in working order, applicant will check with the owner. He also confirmed that no one will be entering the building between 8 pm and 7 am.

The Planner, just wanted to clarify that the number of day dogs and the number of grooming dogs total could reach 25. However, grooming dogs will only be there a max of two hours. The day care dogs will not be roaming around with the grooming dogs.

The owner will have a Kennel License and there will be a person on staff with a certified vet technician.

Jim Glass made the motion to open this application to the public. John Cegelka seconded it. Everyone voted "aye" on the motion.

Jim Janone had some questions; outdoor lighting, only when a dog is being taken outside to do their business, it will be LED and due to fencing it will be very minimal and should not disturb the neighbors. Re-confirmed a certified vet technician on site. Will there be separation for large dogs from much smaller dogs, yes, the capability is there if needed. Will there be soundproofing, no, due to the building being a stand-alone and far enough away from other buildings there will be no need. What type of air treatment and ac will the building equipped? He will be having a uv sanitation system installed and the building is equipped with heat and central ac. Will there be an emergency number posted on the outside of the building if needed, there will always be someone in the building so the noise level should not be a problem. How will you treat the lawn with the urine, twice a day the lawn will be treated with a combination of organic dish soap and water to break down the urine, this also prevents brown spots. There will be no definite structures set in the yard. Each member will have an app for the web site and the staff member can show their dog owner their dog upon request.

Valerie Williams asked who told the applicant that he was responsible for the drainage ditch. Board of Health and Morris County was in contact with the applicant and what needed to be done with regards to this.

Christopher – Asked about emergency situations and procedure for one, dog owner will be called and if they are unable to come right away, someone will take the dog to the vet on call and if only one staff member there, then he will come and take the dog. Who will be walking the dogs, staff members and who will enforce the noise ordinance, state police or health department. How will you handle a dog who does not like being crated, there will be no crates, there will be cots and blankets for the dogs to sleep on at night. And what will you have with regards to water for them, there will be 4 or 5 bowls with water filtration systems.

Motion was made to close the meeting to the public. Mayor Dave Holeman Seconded it. Everyone voted "aye" on the motion.

Barrie asked about the sign and they plan on keeping the one there. There was discussion about lights but inaudible due to papers being moved about. There will be sting lights for the rear yard for the dogs when they need to go outside at night.

Barrie also expressed her concern about the amount of time the dogs are outside. She said they should not be limited and the staff will need to monitor noise level and if they dogs are playing with regards to staying out longer. It was agreed that the total time for dogs to be outside would not exceed four hours.

There was discussion about the length of the fence line from the next doors property. This information was in audible.

John Cegelka made the motion to accept the application of Pack Mentality. Avis Byfield seconded it. A roll call vote was taken:

Mayor Dave Holeman	Yes
Jim Glass	Yes
Diane Feola	Absent
John Cegelka	Yes
Avis Byfield	Yes
Anne Davis	Yes
Barrie Palumbo	Yes

The application passed with everyone voting "aye" that was present at this meeting.

CORRESPONDENCES There were none

BILLS There were none

OLD BUSINESS Reminder that financial disclosures are to be done by April 30, 2019

NEW BUSINESS There was none

Avis Byfield made the motion to open the meeting to the public. John Cegelka seconded it. Everyone voted "aye" on the motion.

Jim Janone asked if the previous application was advertised and or if the surrounding property owners were noticed. Barrie explained there was no advertising and the property owners not noticed because this is a site change not a variance change. He Leon Hall why the County Planning Board was contacted with regards to the storm drain and Leon said because it is a county road that it goes under. Jim said that the Borough Attorney says it is a private drain and the Borough has no business dealing with this. There was more discussion as to why the County was involved.

Valerie Williams asked about the status of her permit for the stairs she has a grant to have fixed. Valerie is still wondering why the Borough has not approved the permit for the steps. She says that there was discussion about her having the direction of the steps changed to go down along the foundation of the house but she has stated they will not be changing the direction. They want the steps to go in the same direction as everyone else on that road. This has been going on for two years now and the grant has been reissued twice because the Borough states that they will not release the permit because the steps are falling into the right of way. I would like someone on this board to release the permit so we can have the steps fixed.

John Cegelka made the motion to close the meeting to the public. Anne Davis seconded it. Everyone voted "aye" on the motion.

Mayor Dave Holeman made the motion to close the meeting to the public. Anne Davis seconded it. All were in favor with votes of "aye".

Minutes typed up by Debbie Devery