

**MINUTES OF THE PLANNING BOARD MEETING
Tuesday February 18, 2020**

Present:

Chairman Larry Lonergan

Mayor McEvoy

Mr. Steven Neale

Mr. Al DeOld

Ashley Neale, Planning Board Secretary

Councilman Roman

Ms. Jessica Pearson

Mr. Tim Camuti

Mr. Greg Mascera, Planning Board Attorney

Meeting called to order at 7:33 P.M. by Chairman Lonergan

Pledge of Allegiance:

Chairman Lonergan reads Open Public Meetings Act Statement.

Public Hearing

Chairman Lonergan asks if anyone from the public would like to address the board on topics not on this meeting's agenda. No public participation.

New Business

Review of Township Council Ordinance 2020-04 Adopting the First Amendment to the Depot and Pine Redevelopment Area Redevelopment Plan, for consistency with the Master Plan.

Mr. Mascera explains that the Board has previously reviewed this Redevelopment Plan and made recommendations to the Township Council. He states that tonight the Council is asking the Board to review a new ordinance for consistency because the Council has amended the original plan. Chairman Lonergan explains that there is a plan prepared by Beneke Economics with the ordinance.

Mr. Mascera swears in Fred Suljic from Beneke Economics. Mr. Suljic gives a brief overview of his credential and background in planning. Chairman Lonergan recognizes that he has testified before the Board previously, and his credentials are sufficient. Mr. Suljic gives an overview of the amended redevelopment plan, stating that it complies with all Local Redevelopment Laws. He adds that one difference from the original plan is the creation of an overlay zone. He notes they have review surrounding towns Master Plans, and they do not see any inconsistencies. He notes that the redevelopment plan calls for 85 affordable units. He continues his summary, stating storm water management, soil removal, and shade tree removal will be included when a Site Plan is submitted by the designated redeveloper. Mr. Suljic notes that no use variances for the amended redevelopment plan may be permitted, any substantial deviations would require the Council to amend the plan further. Mr. Suljic distributes Exhibit B, a survey of the relevant properties to the Board members. The board takes a few minutes to review.

There is discussion among the Board and Mr. Suljic on overlay zones, and traffic studies. There is also discussion on storm water management regulations. Mr. Mascera clarifies that all traffic issues will be addressed in a traffic study when a Site Plan is submitted to the Board for the review. Mr. Mascera clarifies that the Board is only here to determine if the redevelopment plan is consistent with the Master Plan, he adds that they can make suggestions but ultimately the Township Council can approve the plan with a majority vote, regardless of the Boards determination.

Ms. Pearson address concerns about storm water requirements not being included in the redevelopment plan. Mr. Suljic calls up Lara Schwager, Vice President of PIRHL, the designated redeveloper for the property. Mr. Mascera swears in Ms. Schwager. Ms. Schwager clarifies that requirements are laid out in the Residential Site Improvement Standards, RSIS, and are recognized statewide. She adds that RSIS includes things such as, storm water and parking regulations. She also notes that the RSIS incorporates the NJDEP standards for storm water management. She states that PIRHL is still in negotiations with the Township and all parking, and other requirements will be addressed when they have reached an agreement, and a Site Plan will be submitted to the Board. She assures the Board that they will meet all requirements that the state requires them to meet, she adds they can work with the Township to include it in the plan if that would be helpful.

Mr. Camuti questions the amount of parking spaces noted being 1.5 per unit, he states that if every unit had 2 cars there would be a shortage of spaces. Ms. Schwager clarifies that because these units would be affordable units, there would be income restrictions, where most would not have more than 1 car. She notes from past projects and statistics that the 1.5 spaces per unit, will be more than sufficient. She adds that PIRHL manages all of their projects after they are completed, therefore if there was not enough parking it would only negatively impact them.

Chairman Lonergan asks if any members of the Board have any further questions. Mayor McEvoy asks about commercial vehicle parking on the property, Ms. Schwager responds by saying they typically do not allow it and have strict parking regulations, however if someone lived on the property and that was their only vehicle, it would be allowed as long as it was properly registered with the management offices.

Chairman Lonergan asks if anyone from the public has questions for the Board or witnesses. John Verzella from 130 Personette, expresses concern for the height and density of the building the ordinance is proposing. Michael Duda from 55 Depot, brings up concern on the traffic impact on the residential streets in the area, suggests adding traffic considerations to the Redevelopment Plan.

Chairman Lonergan closes public comments after seeing no other residents would like to speak. He adds that traffic, drainage, height and density should be included in the Board's recommendations to the Township Council.

Chairman Lonergan asks for a motion to determine if Ordinance 2020-04 is consistent with the Master Plan. A motion was made by Councilman Roman, seconded by Mr. Camuti. Roll Call was take, votes were as follows. Mr. DeOld, Mr. Camuti, Ms. Pearson, Mr. Neale, Councilman Roman, Mayor McEvoy and Chairman Lonergan all vote in favor.

Mr. Mascera notes that now the Board can address recommendations they would like to make to the Township Council. Ms. Pearson addresses storm water concerns and adds she would like to see natural drainage features. Councilman Roman would like to recommend investigating elevator technologies to lessen the height of the elevator shafts. Mr. Mascera clarifies that the traffic recommendation would be to follow best practices to lessen the impact of increased traffic for the area.

Mr. Mascera states that at this time the Board can also memorialize the Resolution, determining the Ordinance is consistent with the Master Plan, and forward the governing body a memo listing the recommendations. Board Secretary reads the Boards Resolution 2020-01 into the record. Chairman Lonergan asks for a motion to memorialize Resolution 2020-01. Councilman Roman makes the motion, Mr. Camuti seconds. Roll Call was taken. All present vote in favor.

Adjourn

After a motion made by Mr. Neale and seconded by Ms. Pearson, there was a unanimous vote to adjourn at 8:58 PM.

Respectfully submitted,

Ashley Neale
Planning Board Secretary

PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4805.