

**MINUTES OF THE PLANNING BOARD MEETING  
Tuesday September 1, 2020**

**Present:**

Chairman Larry Lonergan

Ms. Melissa Collins

Mayor Jack McEvoy

Ms. Jessica Pearson

Mr. Tim Camuti

Mr. Greg Mascera, Planning Board Attorney

Mr. Glen Beckmeyer, Township Engineer

Mr. Jim Kirby

Deputy Mayor Alex Roman

Mr. Jason Hyndman

Mr. Steven Neale

Mr. Al DeOld

Ashley Neale, Planning Board Secretary

---

Meeting called to order at 6:31 P.M. by Chairman Lonergan. This meeting was held via Zoom Video Conferencing due to COVID-19 pandemic.

**Pledge of Allegiance:**

Chairman Lonergan reads Open Public Meetings Act Statement and explains how the public can raise their virtual hands to participate in the meeting.

**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.

**Continuation of Hearing Site Plan & Minor Subdivision Application 2020-02**

Ms. Coffey, the applicants attorney, notes that they have concluded all testimony from their experts and would now answer any questions from the Board or public.

Chairman Lonergan asks for anyone from the public to raise their virtual hand and limit their comments to this application.

Michael Duda from 55 Depot Street. Asks the Board to consider traffic implications for the development, could explore other possibilities to direct traffic.

Kathy Duff from 74 Pine Street. Agrees with Michael Duda, traffic expert did not do his due diligence, possibility that people go the wrong way, coming out of complex to make left on Pine Street, feels that traffic is going to be an issue.

Chairman Lonergan asks the applicants attorney to sum up the application. Ms. Coffey states that the applicant is seeking Preliminary Site Plan approve and Minor Subdivision approval. She notes that if approved tonight they would be back in the near future for Final Site Plan Approval. She adds they are requesting a deviation for the shed setback in the front yard of 10 feet and for the ability to use the parking standards set out in the redevelopment plan instead of the Residential Site Improvement Standards(RSIS). She addresses the public concern about traffic by noting that exhibit A6 shows additional signage to improve traffic patterns.

Chairman Lonergan asks for the Boards comments. Mr. Hyndman notes that he support the development and overall plan. He echoes the concern about traffic patterns and states that there is a need to be mindful of this, especially with the increase in pedestrian traffic in the area. He adds that he feels it fits with the Townships Master

Plan intentions to promote walkability to the business district, and encourages the applicant to try and integrate some of the architectural aspects of the downtown business district to the buildings when they come back for final approval. He adds that the applicant should consider an egress onto Bloomfield Avenue from the site and improve the lay out of the sidewalks throughout the site. He recommend the applicant make steps for possible future installation of electric vehicle charging stations and solar panels, if they can not be incorporated at this time.

Deputy Mayor Roman agrees the Site Plan is successful, the layout of the site was done so that there wasn't a parking lot directly off of Bloomfield Avenue. He notes the landscape plan is comprehensive and thorough. He addresses his concern with the façade of the building, noting he has looked at other complexing in Verona, he states other building have more decorative cornices, and the applicant should consider working with one of the Boards sub-committees to make sure the building fits in the Township before Final approval.

Mayor McEvoy agrees that it would be helpful to make preparations for the installation of EV charging stations for future installation. He adds the deviation they are seeking for the shed placement, he is fine with as long as there is screening. He notes that he likes the layout of the driveways, but worries there may be traffic issues, especially when the Community Center has events. He suggests making the walkways between driveways raised to be more of a speed bump to slow traffic down through the complex. He agrees with Deputy Mayor Romans comments about the façade. He notes his concern for runoff from the property, and excessive amount of water that flows down Bloomfield Avenue, and that a bio retention basin would be beneficial.

Ms. Pearson agrees with the previous Board members comments. She notes the need to try and tie themes together as far as the character of buildings in town. She also notes that she likes the trees on the corner, but would also like to see a sidewalk onto Bloomfield Avenue if possible. She adds that if there was any other possibilities to mitigate the water runoff, she would like to see them implemented. She voices concerns for the traffic, and people making illegal turns out the site and proceeding the wrong way on adjoining streets.

Mr. Neale notes this development will improve the overall asethetic of the current site. He agrees that a cornice would improve the look of the building, and would like to see a more unified look for the town. He also concurs with the recommendations for the EV charging stations. Mr. Neale notes that the traffic in the area is a concern, but the proposed plan is the best option for the area.

Mr. Kirby agrees with Deputy Mayor Roman and believes that there should be a standard and more cohesive look to the buildings in town and looks forward to seeing the final plan. Ms. Collins likes the layout and landscape plan. She agrees with other Board members about looking at the sidewalk layout throughout the site. She expresses concern about traffic with the number of families that will be living onsite. She encourages the applicant to look into more options mitigate the danger to pedestrians in the area, specifically the exit onto Pine Street. She suggests possibly widening the driveway. She comments on the façade, and suggests the applicant to look at the Annin building in town, to incorporate continuity in the design of the building.

Mr. DeOld agrees with previous comments, and address his concern with traffic. He encourages a barrier to prevent left turns on Pine Street, and would have to look to the Police Department for enforcement in the future. Mr. Camuti notes he is in favor of the layout of the site, and points out some of the architectural aspects he is in favor of. He is concerned about additional traffic from the site, concerned for the residents because the site may become a cut through. He suggests a speed bump as well, be considered. Chairman Lonergan believes that the traffic patterns are the best that could be done given the site. He agrees that EV charging and solar capabilities be considered on the site. He adds that since this is a Preliminary Site Plan, he hopes the applicant takes all of the comments into consideration when putting together the Final Site Plan for approval.

Chairman Lonergan asks for a motion to close deliberation. Ms. Pearson made the motion. Ms. Collins seconds. All were in favor.

Mr. Mascera notes that there were a number of conditions the applicant agreed to comply with. Ms. Coffey agrees to list the conditions the applicant has agreed to. They are as follows:

- a. The Applicant shall provide a colored elevation of the view from Bloomfield Ave.

- b. The Applicant shall develop a protocol for package delivery and storage.
- c. The Applicant shall coordinate with the Township Council per the Redevelopment Plan to address the Board's feedback regarding the building façade, including expansion of the cornice.
- d. The Applicant shall construct a sidewalk connecting Buildings B and C to trash enclosure.
- e. The Applicant shall investigate whether infrastructure can be installed now to facilitate installation of car charging stations in the future.
- f. The Applicant shall add covered bike storage for Building "B" and "C" and shall provide for bike storage outside of Building "A."
- g. The Applicant shall consider different styles of outdoor seating of the same durability as those shown on plan detail.
- h. The Applicant shall add more native planting to the landscape plan as per Mr. Tronco's testimony.
- i. The Applicant shall enclose the playground with fencing to protect children from the parking area and Linn Drive.
- j. The Applicant shall reconsider the font to be used on the signage in the community.
- k. The Applicant shall coordinate with the municipal engineer and planner on sidewalk configuration.
- l. The construction shall be limited to the plans that are referenced herein and which are incorporated herein at length.
- m. The Applicant shall grant the Township of Verona Title 39 jurisdiction and such jurisdiction is hereby granted by the Applicant upon approval of the Application, for enforcement of parking regulations on site.
- n. The Applicant shall comply with all terms and conditions of the review memoranda, if any, issued by the Township Engineer, the Board Planner, the Zoning Official, the Construction Office, and/or other agents of the Township unless testified to the contrary by the Applicant or its witnesses.
- o. The Applicant shall obtain all approvals from applicable outside agencies, as may be required by applicable laws – including, but not limited to the New Jersey Department of Environmental Protection.
- p. The Applicant shall pay all required fees and real estate tax assessments then due and payable relative to the subject property prior to the issuance of any certificate of occupancy.

After some discussion about traffic concerns and if they need to be written into the conditions. Ms. Schwager commits to working with the Municipal Engineer and the applicants traffic engineer to come up with any alternatives and address concerns that were made.

Chairman Lonergan asks for a motion to vote on application 2020-02 Preliminary Site Plan and Minor Subdivision for Block 2301 Lots 11, 12, 14, 15, 16, 17 , 18 & 19. Deputy Mayor Roman makes the motion. Mayor McEvoy seconds. Roll Call is taken. Ms. Pearson, Mr. Camuti, Mr. DeOld, Ms. Collins, Vice Chairman Kirby, Mr. Neale, Deputy Mayor Roman, Mayor McEvoy, and Chairman Lonergan all vote in favor.

Mr. Mascera comments that a resolution has been prepared for this application due to time constraints, and the Board can vote on it at this time. Mr. Mascera summarizes Resolution 2020-08 for the Board. Chairman Lonergan asks for a motion from the Board to adopt Resolution 2020-08. Deputy Mayor Roman makes the motion and Mr. Camuti seconds. Roll Call is taken. Ms. Pearson, Mr. Camuti, Mr. DeOld, Ms. Collins, Vice Chairman Kirby, Mr. Neale, Deputy Mayor Roman, Mayor McEvoy, and Chairman Lonergan all vote in favor.

### **Memorialization of Resolution**

Chairman Lonergan notes this is for Resolution 2020-07, Approval of application 2020-01, Site Plan application for 25 Mount Prospect Avenue, also known as Montclair Golf Club, Block 601 Lot 1. Mr. Kirby notes he was not present at the last meeting and therefore must abstain from voting. Mr. Neale and Ms. Collins note they were also not in attendance and therefore must abstain.

Chairman Lonergan asks if anyone from the Board has concerns about how the resolution is written. There is some discussion on condition number 5, and how tree removal and replacement would be handled. There is some disagreement on the testimony of the applicants agreeing to removing and replacing trees, since the applicant has pulled the tree removal plan. Mr. Beckemeyer notes that he would not approve any tree removal if the berm was moved and trees needed to be taken out and he would put it back to the Board.

The Board agrees to wait for the minutes of the prior meeting and a revised copy of the resolution before moving forward. Mr. Mascera reminds the Board of Open Public Meetings rules.

### **Adjourn**

After a motion made Deputy Mayor Roman and seconded by Ms. Pearson, there was a unanimous vote to adjourn at 8:21 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.*