

MINUTES OF THE PLANNING BOARD ZOOM MEETING
Thursday June 25, 2020

Present:

Chairman Larry Lonergan
Ms. Melissa Collins
Mr. Tom Freeman
Mr. James Kirby
Mr. Steven Neale
Ms. Jessica Pearson
Mr. Tim Camuti, Alt #1
Mr. Al De Old, Alt #2
Mayor Jack McEvoy
Councilman Alex Roman
Mr. Greg Mascera, Planning Board Attorney
Kelly Lawrence, Substitute Planning Board Secretary

Absent:

Zoom Meeting called to order at 7:34 P.M.

Attendance Roll Call: taken by Ms. Lawrence

Pledge of Allegiance:

Chairman Lonergan reads the Open Public Meeting Act for Zoom and the Public Participation Statement

Public: None

Hearing Application 2020-01 Site Plan Application for 25 Mount Prospect Street, Montclair Golf Club:
Application adjourned to the July 23, 2020 meeting. Mr. Mascera stated that no new notice needed since adjournment was announced at this meeting.

Hearing Review Township Council Ordinance 2020-14 “Adopting Second Amendment to the Depot and Pine Street Redevelopment Plan” for consistency with Master Plan:

Mr. Mascera reminded Board in February considered a first amendment to the Ordinance for Depot Pine area with regards to the Master Plan. Board would have discussions whether ordinance is sufficient with the regards to the Master Plan and the vote all in favor. Mr. Robert Benecke was on hand at that meeting and on hand at this meeting to address questions in regards to consistency with Master Plan.

Mr. Kirby which documents were being addressed with this discussion. Mr. Mascera explained it was the Ordinance 2020-14 Second Amendment and attached to it Exhibit A put together by Mr. Benecke. M. Kirby explained there was Exhibit A the seconded Amendment, Exhibit B the first amendment and Exhibit C the plan.

Mr. Robert Benecke was sworn in.

Mr. Benecke addressed the difference between the First Amendment and the Second Amendment to the ordinance. Mr. Benecke explained this amendment was a result of the consolidation of the Cameco and Poekel properties. Township Council adopted the first amendment to the Depot and Pine Redevelopment Plan on February 24, 2020 after it was presented to the Council in January and the Planning Board in February. Mr. Benecke and a planner did the redevelopment plan addressed by this ordinance. Mr. Benecke explains the changes to the site plan with the new property added to the area. The number of units spread out on the property would change and traffic plan. This added area makes for a less dense project with access to Linn Drive for traffic circulation with the amicable settlement the Township made with Poekel.

Mr. Camuti asked how this is better than original plan and first amendment. Mr. Benecke reviewed the numbers of units 131 to now proposed 95 and size of the site. He explained this amended would keep the affordable housing without the retail on a

more open site. Mr. Camuti expressed disappointment in the retail being pulled out of plan. Mr. Benecke explained they do not see the spending rate of 95 units supporting the size of the retail space that would be available. Mr. Camuti agreed in a pandemic not good to open shop.

Mr. Mascera reminded that they are to be looking at the amendment for consistency with the Master Plan and not looking at the site plan. Mr. Lonergan asked if Mr. Benecke could address this. Mr. Benecke directed to page 5 and read briefly from the page. He addressed the Master Plan and the site specifically to the Master Plan of 2009. He explained, as did the original and the first amendment, this falls into the Master Plan.

Ms. Pearson asked why some parts of zoning were left with N/A or not applicable in the paperwork. Mr. Benecke stated that it was done that way until see amount of Poekel property deeded to the Town. They will determine number of units on site plan when there is a more firm knowledge of the acres and units they will have. They could put 100 units on 5 acres.

Mayor McEvoy explained that the Township purchased the Cameco property to make their affordable housing need per state regulations. The Cameco property only has one entrance to Pine Street. They wanted to look for property that would go to Linn Drive to help with traffic flow and safety. The new amendment has access to go up to Linn Drive and makes for a safer project overall. Mr. Camuti agreed the town saw a way to mitigate traffic.

Councilman Roman stated the layout reduces density on property and impervious surface coverage with less paving. This gives flexibility to shape and size of project. This is a better project that with 95 units still seems dense but not as dense as possible 131 units.

Mr. Mascera entertains motion to Adopt Second Amendment to the Depot and Pine Street Redevelopment Plan for consistency with the Master Plan. Ms. Collins motions the second amendment is consistent and Ms. Pearson seconds the motion.

All votes yes; Mr. Freeman did not vote.

The Second Amendment to the Depot and Pine Street Redevelopment Plan ordinance 2020-14 was voted as consistent with Master Plan and the Resolution was memorialized.

Mr. Mascera entertained motion to end public participation and for the Board to move into Executive Session to discuss pending, ongoing, or anticipates litigation pursuant to NJSA 10:4-12(7) – Docket no. ESX-L-007108-19 Bobcar Corporation, Neil Joy Associates and Forson Partners, LCC v. Township of Verona and the Township of Verona Planning Board. Mayor McEvoy motioned for Executive Session and Councilman Roman seconded the motion. All votes aye.

Mr. Mascera read statement about Executive Session.

Board moved to Executive Session at 8:09pm.

8:45pm Executive session was ended.

8:47pm Board back on public.

Mr. Lonergan addressed Board in regards to two dates for holding special meetings. The dates discussed are August 18 and August 20, 2020. Mr. Mascera stated he would be available on the 20th. It was suggested to maybe have meeting on 18th but start earlier at 6:30pm. The decision would be announced at the July meeting.

Adjourn

After a motion made by Mr. Pearson and Mr. Camuti seconded it and there was a unanimous vote to adjourn at 8:52 pm.

Respectfully submitted,

Kelly Lawrence
Substitute 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.