

MINUTES OF THE REGULAR PLANNING BOARD MEETING
Thursday, October 27, 2022

Present:

Chairperson Jessica Pearson

Mayor Alex Roman

Mr. Jason Hyndman

Mr. Jesse Lilley

Mr. Greg Mascera, Planning Board Attorney

Vice Chairman David Freschi

Councilman Jack McEvoy

Mr. Al DeOld

Mr. Jeremy Katzeff

Ashley Neale, Planning Board Secretary

Meeting called to order at 7:33 PM by Chair Pearson. In addition, Aaron Schrager and John Jahr from Brightview Engineering are also present.

Pledge of Allegiance:

Chair Pearson reads Open Public Meetings Act Statement.

Public Hearing

Chair Pearson asks if anyone from the public would like to address the board on topics not on this meeting's agenda. No members of the public came forward.

Minutes

Chair Pearson asks for a motion to approve the minutes from the following meetings:

- Regular meeting on August 25, 2022
- Special meeting on September 13, 2022
- Regular meeting on September 22, 2022
- Special meeting on September 29, 2022

Vice Chairman Freschi makes the motion and Mayor Roman seconds. All present vote in favor with the following exceptions. Mr. Hyndman and Mr. Lilley abstain from the August 25, 2022 minutes and Councilman McEvoy and Chair Pearson abstain from the voting on the part regarding Ordinance 2022-27. Mr. Hyndman also abstains from the September 13, 2022 minutes.

Resolutions

Chair Pearson asks for a motion to approve Resolution 2022-11, Councilman McEvoy makes the motion and Mr. Hyndman seconds. Roll call is taken and all present vote in favor.

Continued Hearing of Application 2022-04 Preliminary and Final Site Plan Approval for 1 Sunset Avenue

John Inglesino reintroduces himself as the applicant's attorney and gives a recap of the previous testimony given at the August 25 meeting. He reintroduces Mr. Raker as the applicant's architect, Mr. Raker notes he understands he is still under oath. Chair Pearson notes for the record that Mr. DeOld is present at 7:38 PM. Mr. Raker notes the Board requested the location of the affordable units and he presents a highlighted plan of where the units are located. He explains that there are affordable units on all floors, and adds they are labeled on the submitted plans with the letter "A". Mr. Raker continues by describing sheet A-09 of the plans and describes the sight line and what parts can be seen

from Afterglow Avenue. He continues by showing the building with the proposed landscape in front, noting that the trees will block some of the view from Afterglow. Chair Pearson asks Mr. Raker to clarify the elevations for the basement areas. Mayor Roman asks about the depth of the pool. Mr. Raker notes the pool is maximum 4 feet deep and there is not diving section. Councilman McEvoy asks about the proximity of the building and where the cliff drops off, and where the footings would be placed. He also asks if any blasting would compromise the hill in anyway. Mr. Raker notes that level is slab on grade. Mr. Raker notes that there will be a balance of grading and filling throughout the site. He continues by explaining the current topography of the site and where the grade would be changed for the subject property. He notes that they will be tying into the existing grades of the property. He comments that the entrance to the garage is at approximately 530 elevation and that it will step up about five and a half feet. He notes that is the area with the deepest excavation and disturbance, adding it approximately a 20-foot disturbance with integrated retaining walls. He continues by describing the courtyard at grade 552, and where the small basement area is located underneath. He then notes that main level of amenities are at elevation 563, which is where the pool is proposed.

Councilman McEvoy asks if the bedroom windows would look out onto the courtyard. Mr. Raker responds that they will. Mayor Roman asks how deep the footings on the walls would need to be excavated. Mr. Raker notes they are typically three feet deep poured concrete. Chair Pearson asks about the elevations of the utility rooms. Mr. Raker notes they are below grade and will have a retaining wall with approximately 10 feet of excavation in that area. Councilman McEvoy asks about the proposed elevators and their size. Mr. Raker responds that there are three elevators proposed and are 3,500 pound. He adds they would absolutely fit a stretcher and the whole building is accessible with all units being adaptable. Mayor Roman asks about a backup generator and its proposed location. Mr. Raker notes one is proposed and would be located in the upper level garage area. Mr. Katzeff notes at the last meeting he requested Mr. Raker to consider changing the size of the affordable three-bedroom unit, because he feels 975 square feet is small. Mr. Raker notes it will be considered and will adjust according to layouts, possibly borrowing from the adjacent two bedroom. Chair Pearson asks if there is a proposed storage area for bulk garbage. Mr. Raker notes they do not have a location for dumpsters but the operations manager could clarify.

Chair Pearson asks if anyone from the public has any questions regarding Mr. Raker's testimony.

Brian Conroy from 24 Sunset Avenue- Asks about the material and glazing for the glass and brightness. Mr. Rake notes that it will be UV shaded glass. Mr. Conroy asks about the size of the windows. Mr. Raker comments there is a mix of double and triple windows, the double ones are typically 6X6 and the triples 9X6. Mr. Conroy asks if there are balconies on the outer windows. Mr. Raker notes they are Juliet balconies, adding the windows can be open but a person could not step out onto them because they are shallow. Mr. Conroy asks about exterior lighting of the building. Mr. Raker notes there would be decorative sconces but they would not be used to light the building. Mr. Conroy asks about the elevator and if there would be any machinery seen. Mr. Raker notes they typically use elevators with motors on the sides of the cars and the parapet would be 2 to 4 feet making it unseen from the street. Mr. Conroy asks about signage on the property. Mr. Raker comments the signage was addresses in Mr. Savage's plans. Mr. Savage notes he understands he is still under oath and notes the sign will be 9x2x3.5, and approximately 26 square feet.

Mayor Roman asks if the light fixtures would be full cut off or direct the light upwards. Mr. Raker responds that the lights will be shielded

Dan Callahan from 15 Afterglow- Asks if there are any openings in the parking garage that face towards the residential houses. Mr. Raker notes that the garage is open but protective railings will be provided and the railings will block any headlights. Mr. Callahan asks for clarification on the position of the balconies and if they would be facing his house. The applicant agrees to eliminate the balconies of the two units above the garage that face toward Afterglow. Mr. Mascera asks for the exact units this would affect. Mr. Raker notes that it would be the two-bedroom den unit that abuts the garage and it would be on all floors that unit exists. He also agree to provide an exhibit that will show where balconies would be prohibited. Mr. Callahan asks if there are any proposed walkways or outdoor activities set up from that area. Mr. Raker notes that area is more green space and passive recreation and there is fencing.

Mayor Roman asks about the garage being open. Mr. Raker notes that is done because airflow is required to limit the amount of carbon monoxide building up from car emissions. Mayor Roman asks about the interior lighting of the garage and how light spill will be handled. Mr. Raker notes that all lighting will be shielded to limit any spillage. There

was discussion on color and materials. Mr. Raker agrees to provide the Board with material samples. There is discussion regarding decorative screenings of the parking area. Mr. Inglesino notes that the applicant agrees as a condition of approval to work with the Board's engineers on appropriate screening.

William Hatfield from 14 Afterglow- Asks about the elevations on the Montclair side of the property and the cut and fill and what is being removed.

There is discussion regarding accuracy and perspectives of some of Mr. Raker's renderings specifically the slope. Mr. Inglesino notes that the applicant has complied with all standards set forth in the redevelopment plan with regard to heights and they could provide other perspective renderings. Mr. Raker continues and explains the elevations and slopes and how they would be viewed from Afterglow.

Chair Pearson calls for a break at 9:35 PM. The meeting is called back to order at 9:45 PM.

Mr. Inglesino calls Mr. Savage back as the project engineer. He notes that Mr. Savage understands he is still under oath and none of his credentials has changed. Mr. Savage marks **Exhibit A5-** Aerial view of property with overlay of proposed versus existing conditions. Mr. Savage briefly explains the exhibit noting existing versus proposed setbacks. Through questions from Mr. Inglesino, Mr. Savage testifies that the sewer treatment plant has adequate capacity to support this project, and the applicant would agree to inspect the lines along Afterglow. Mr. Schrager notes that they would still need to see the type of sewage and calculations for how much the site will generate to formally determine if the pipes can accommodate. Mr. Savage notes they are anticipating approximately 38,000 gallons per day out of the site, but the calculations will be provided for review. Mayor Roman asks about a will serve letter from PSE&G and if there are any known impediments to receiving gas or electric to the site. Mr. Savage responds that will serve letters are rare but there are no known issues with the site being able to receive any gas or electric services. Mr. Savage notes that they met with Matt Gifford the Township is Fire Official and received information on the largest truck radius, being 43 feet 8 inches. Mr. Savage notes that the truck would have to pull in and back out and would be unable to turn all the way around the entrance circle. There is discussion regarding encroaching the circle into the landscape buffer and then that would require a variance for the application. Mr. Inglesino notes that applicant will leave it up to the Board to determine if they would like to make adjustments to allow the full circulation of the fire truck in the entrance driveway.

Mayor Roman asks if the building will be sprinklered to NFPA13 or 13R. Mr. Raker notes that the application uses NFPA13. Mayor Roman notes that NFPA 13R is the less restrictive standard for fire sprinklers, and therefore the applicant is going over and beyond the code requirement. Mr. Katzeff asks if a 26-foot box truck would be able to make the turn. Mr. Savage comments that it would. Mayor Roman asks if there was a proposed FDC location. Mr. Raker notes that they will work with the Fire Department on agreeable locations.

Chair Pearson notes that they will be going through the comments from the Township's professionals. The Board marks **Exhibit B1-** Review letter from Construction Official Thomas Jacobson dated July 11, 2022 into the record. Mr. Inglesino reads the review letter addressing any necessary comments and makes note of everything the applicant agrees to comply to. Mayor Roman asks about the screening of the HVAC units on the rooftop. Mr. Raker notes that none of the units will be visible, and if during construction it becomes visible, they will provide proper screening. Chair Pearson asks about fire lanes not being required. Mr. Raker notes that under the building code if access is limited around the building the requirement is to create a greater level of fire protection and safety within the building. Mr. Inglesino asks Mr. Savage if fire lanes are required under the Residential Site Improvement Standards (RSIS). Mr. Savage notes they are not.

Exhibit B2- Review letter from Brightview Engineering dated August 16, 2022 is marked into the record. Mr. Inglesino notes the applicant will provide the requested information regarding storm water and other calculations at a later date. He goes through the utilities section of the review letter and notes that the applicant will provide the review information for review prior to the Board's final vote. He notes that operations, traffic and landscaping will have expert witness testimony in the future.

Chair Pearson asks if anyone from the public has any questions for Mr. Savage's testimony.

Brian Conroy from 24 Sunset Avenue- Asks about the tree in the entry circle and if they would be removed if the driveway were to be changed to accommodate the fire truck. Mr. Savage notes there are existing trees that would need to be removed if the Board decided to allow the driveway to encroach the landscape buffer.

Maria Squilanti from 6 Belleclaire Place- Asks about fire prevention, what precautions are being taken. Mr. Inglesino notes that fire suppression is regulated by the New Jersey State construction code, and the applicant is installing a sprinkler system that exceeds the minimum requirements of that code.

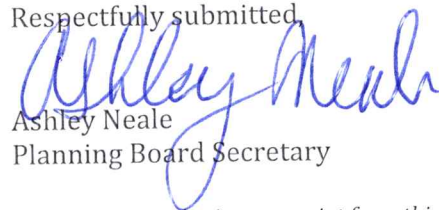
Bill Hatfield from 14 Afterglow Avenue- Asks about earth removal calculations. Mr. Inglesino notes they have indicated those would be provided to the Board engineer. Mr. Hatfield asks about the existing improved coverage versus the proposed. Mr. Savage notes the allowable lot coverage is 75 percent per the redevelopment plan, and the proposed is at 60 percent.

Chair Pearson notes that the application will be carried to the Board's December 1, 2022. Mr. Inglesino notes that the architect and engineer will be back to finalize their testimony in addition to operations and traffic. Mr. Inglesino notes that the applicant agrees to carry the meeting and there will be no further notice required. The application will be moved to December 1, 2022 at 7:30 PM at 880 Bloomfield Avenue

Adjourn

After a motion made by Mayor Roman and seconded by Chair Pearson there was a unanimous vote to adjourn at 10:43 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 973-857-4777.