

MINUTES OF THE REGULAR PLANNING BOARD MEETING
Thursday, December 1, 2022

Present:

Chairperson Jessica Pearson

Councilman Jack McEvoy

Mr. Jason Hyndman

Mr. Al DeOld

Mr. Tim Camuti

Mr. Jesse Lilley

Mr. Jeremy Katzeff

Mr. Greg Mascera, Planning Board Attorney

Ashley Neale, Planning Board Secretary

Meeting called to order at 7:34 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 a meeting held on October 27, 2022, Mr. DeOld makes the motion, Mr. Hyndman seconds. Mr. Camuti abstains, all others 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 Board's previous meetings. Mr. Inglesino reintroduces Mr. Savage as the engineer for the project. Mr. Inglesino marks **Exhibit A6-** 43.8 foot fire truck turning exhibit. Mr. Savage explains the exhibit to the Board, noting that there would not be enough largest fire truck to make a full turn in the circle. He notes the second sheet is a modified version where the driveway was pushed into the landscape buffer to accommodate the truck to make a full turn. Mr. Mascera swears in John Jahr from Brightview Engineering, the Township is engineering firm. Mr. Jahr suggests that they would like to work with the applicants engineer and come up with a solution where they would not have to affect the landscape buffer and the truck would be able to make a full turn. The applicant and Board agree to allowing Mr. Jahr and Mr. Savage to work together to come up with an agreeable solution to be presented prior to the next meeting. There is some discussion on the largest truck the Fire Department has and where the connections would be on the building. Mr. Savage introduces **Exhibit A7-** Truck Turning Exhibit. He notes that this exhibit shows multiple types of trucks and their ability to circulate the driveways proposed for the property. Mr. Savage introduces **Exhibit A8-** Garage Lighting plan exhibit. He notes that it indicates the lights around the perimeter of the garage would have house shields on them. Councilman McEvoy asks about light spillage from the garage. Mr. Savage notes that the light levels decrease to zero before they get to the property line. Chair Pearson asks about the truck-turning plan only showing one other car in the driveway, and what would occur if other cars were parked there. Mr. Savage responds that that driveway is more for quick drop offs and pickups and is not intended for long-term parking and therefore does not see any issues. There is some discussion on delivery trucks and cars and the ability for the driveway to accommodate the need.

Chair Pearson asks if anyone from the Board has questions or comments regarding the testimony. Mr. DeOld comments that the shape and size of the island should be looked at to allow for freer flow of traffic. Mr. Lilley comments that the exhibits show that a truck can maneuver through the driveway but if there were additional cars, there the truck may have an issue. Councilman McEvoy comments that the driveway would be tight with residents trying to get out of the garage and people parking around the circle. There is some discussion on Title 39 jurisdiction for the driveway.

Chair Pearson asks if anyone from the public has questions for Mr. Savage.

Robert Blitz- 12 Stonewood Parkway- Asks if there was a major fire, there would be multiple fire trucks and if the first truck would block addition trucks being able to hook up and respond efficiently. He asks if there is potential to have a reserved area for delivery trucks. He asks about the lighting map and what standards are used to show brightness. Mr. Savage notes that the plan submitted reflects those standards.

Dan Callahan- 15 Afterglow Ave – Asks if the exhibit shows an illegal right turn into the property. Mr. Savage notes the exhibit was made prior to that being decided. Mr. Callahan asks if dimmers or timers would be considered to lessen the light from the building.

Chris Reilly- 60 Sunset Avenue- Asks if the exhibits line up with the traffic engineers report. Mr. Savage notes these exhibits are only to show that certain sized vehicles would be able to circulate the driveway, and they do not have any impact on frequency of traffic to and from the building.

Greg Stuart – 45 Afterglow Way – Comments a flashlight and notes he feels that it does not show how it would affect a neighbor's window, and only shows the light toward the ground. Mr. Savage notes they are down cast lights and shields to block the lights.

Maria Squilanti – 6 Belleclair Place – Notes that she has never seen another building that is inaccessible by a fire truck and how a fire on the ridgeline or Overlook would be handled.

Bill Hatfield- 14 Afterglow Avenue – Asks about the height of the lights compared to that of the existing building.

Councilman McEvoy asks Mr. Raker if the mounted lights on the garage are higher than the building. Mr. Raker notes he understands he is still under oath. Mr. Raker notes that the parking garage is lower than the Montclair side but it is above the Afterglow side, so the pole lights will be above that. Chair Pearson asks if anyone else has questions from Mr. Savage.

Jackie Quattrocchi – 44 Afterglow Way – Asks if there is shielding on the Dire Road side of the garage. Mr. Savage notes that all perimeter lighting will all have the shields.

Bill Hatfield- 14 Afterglow Avenue – Asks about the elevation of the lights.

John Jahr asks if the Brightview memo from November 28 could be addressed. Mr. Jahr notes that in the memo there is a request for an access road to be included for a vehicle to fully circulate the building. Mr. Savage notes there are no provisions at this time to get a vehicle entirely around the site. He notes that there will be revised submissions for stormwater management and there may be a swale and infiltration basin in that area, making the full circulation impossible. He notes that there may be considerations for adding a curb cut or other fire access.

Chair Pearson calls for a break at 8:59 PM. The meeting is called back to order at 9:11 PM.

Mr. Inglesino calls Mr. Raker as his next witness; Mr. Raker is the applicant's architect. Mr. Raker introduces **Exhibit A9-** Balcony Prohibition exhibit. He notes that at the last meeting there was discussion regarding not allowing balconies on certain units, and this exhibit shows which units will not have a balcony. Mr. Raker introduces **Exhibit A10-** Garage grills screening exhibit. He explains the screening material used for the garage, and notes there are codes that are required for lighting in garages for safety purposes. Chair Pearson asks if the grills will help block any lighting coming from the garage. Mr. Save responds that it will block some of the light. Mr. Lilley asks about light poles extending from the garage. Mr. Savage notes there will be light poles, but the building blocks the view from the garage. Mr. Savage notes that the poles are approximately 15 feet from the floor of the garage, and the top of the wall is about 42 inches by code and it would vary depending on the slope of the floor in the garage. There is continued discussion on the grading and elevations of the garage and the light poles. Councilman McEvoy asks if there could be a grill added to the top of the building to shield the lighting from the light poles or smaller lighting poles. Mr. Raker notes that per code

you have to maintain a certain light in the garage for safety. Mr. Inglesino states that they will go back and look with the engineer to get the lights to the lowest point that would still be compliant with all necessary codes.

Mr. Raker introduces **Exhibit A11-** Conceptual Site sections. Mr. Raker notes that per request this exhibit shows the existing versus proposed grade along the property. Mr. Raker goes through the exhibit explaining each section of the site and where areas could be cut and filled throughout the site. Mr. Camuti asks where most of the cut will be done. Mr. Savage comments that it would be in the back portion of the property near the garage. Mr. Savage introduces **Exhibit A12-** Affordable Unit Plan Layout. Mr. Katzeff notes an inconsistency with the square footage between this exhibit and the site plans. Mr. Savage notes there were some moving of walls and things to accommodate the request of increasing the size of the three bedroom affordable units and that they would provide the location in the plans where the affordable units exist with the correct square footage. Mr. Raker introduces **Exhibit A13-** 1 Sunset Verona Material Book. Mr. Raker then passes around material examples for the Board and explains the types of brick and colors proposed. Mr. Raker continues by explain where the generator would be located in the garage, and notes it would not be seen over the garage wall. Chair Pearson asks what kind of noise the generator would throw off. Mr. Raker notes that it would run about once a week for 10 to 15 minutes and he does not have an exact decibel level.

Chair Pearson asks if anyone from the Board has any questions for Mr. Raker. Councilman McEvoy asks where the sprinkler connections are located on the outside of the building. Mr. Raker notes the building will be fully sprinklered and compliant with all fire codes. He adds they have met with the fire department and will continue to work with them on placement of fire connections throughout the building. Mr. Jahr notes that in his memo there were comments from the Fire Official and Emergency Management Coordinator. He notes they expressed concerns about the location of the elevators and that there was no staircase in the front lobby. Mr. Raker notes that stairwells are all compliant with building code. He adds that all proposed elevators can accommodate a stretcher. Mr. Jahr reiterates that they will meet with the Township officials and the applicants engineer and architect to resolve some of the issues brought up.

Chair Pearson asks if anyone from the public has any questions for Mr. Raker.

Jackie Quattrocchi- 44 Afterglow Way- Asks about the elevations and what part is bedrock. She comments that it is PA5 and asks about blasting.

Dan Callahan – 15 Afterglow Avenue – Asks about a fence along the courtyard. He asks if the units along Afterglow would have windows or would there be street access. Mr. Savage notes that there would be no street access from those units, all residents would enter and exit through the building.

Bill Hatfield – 14 Afterglow Avenue – Asks about the grading along the garage and Afterglow section and the elevation of the garage. He also asks about the firewalls shown.

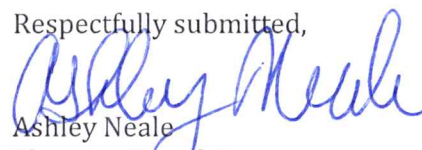
Abby Chirico – 66 Sunset Avenue- Asks how many lights would be on the garage. Mr. Savage notes there are about 13.

There is discussion regarding the future of the application and how the applicant intends to proceed. Mr. Inglesino notes that at the next meeting they intend to have traffic and operations testimony. It is announced that the application will be carried to the January 26, 2023 meeting at the Verona Community Center at 7:30 PM with no further notice required by the applicant.

Adjourn

After a motion made by Mr. Hyndman and seconded by Councilman McEvoy there was a unanimous vote to adjourn at 10:35 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.