

**MINUTES OF THE REGULAR PLANNING BOARD MEETING
Thursday, January 26, 2023**

Present:

Chairperson Jessica Pearson

Mayor Alex Roman

Mr. Steven Neale

Mr. Al DeOld

Mr. Jesse Lilley

Mr. Alan Trembulak, Substitute Planning Board Attorney

Ashley Neale, Planning Board Secretary

Vice Chairman David Freschi

Councilman Jack McEvoy

Mr. Jason Hyndman

Mr. Tim Camuti

Mr. Jeremy Katzeff

Meeting called to order at 7:31 PM by Chair Pearson. Chair Pearson notes that Mr. Trembulak has sworn in the following members-

1. Mr. Jesse Lilley – Class IV member term expires June 30, 2023
2. Mr. Steven Neale – Class II member term expires December 31, 2023

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 December 1, 2022. Mr. Hyndman makes the motion and Mr. Katzeff seconds. Vice Chairman Freschi, Mayor Roman and Mr. Neale abstain. All others present vote in favor.

Chair Pearson gives the Board an update on the Township Council reviewing and updating the tree ordinance, and their appointment of a new Township Engineering firm. She also notes that this will be Board Secretary Ashley Neale's last meeting, as she has taken a position with another Township. She notes that there have been discussions regarding a special meeting in March. She polls the Board and it is agreed they will hold a special meeting on Thursday, March 16, 2023.

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

Chair Pearson notes that the applicant has agreed to adjourn the application to the next meeting on February 23, 2023 at the Verona Community Center starting at 7:30 PM. There will be no new notice to the public.

Consistency Review

Township Council Ordinance 2023-01 AN ORDINANCE AUTHORIZING AND ENCOURAGING ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) & MAKEREADY PARKING SPACES.

Mr. Hyndman asks for clarification on the difference between the Township's proposed ordinance and the model ordinance sent from the State. Chair Pearson notes they were almost identical and that only the Township Code references were added. Chair Pearson questions if "Chapter 55" on page one was the correct citation she suggests it may be Chapter 150. Vice Chair Freschi asks if there are any rules regarding limiting people parking in those EV spots all day. Mayor Roman notes that the Township spaces have an only while charging rule, but any spots on private property would have to be regulated by the management companies. Mr. Camuti asks about payment regulations. Mayor Roman notes that the Township owned spots are paid for similar to a parking meter, but the private spots would be regulated by management and some would likely be for residents only. Mr. Trembulak notes that most of the ordinance is unable to be changed and the minimums are mandated by the state.

Chair Pearson asks if the Board has any recommendations they would like to forward to the Council. Chair Pearson notes the only recommendation would be to look into the Chapter 55 citation on the first page and to make sure that this ordinance is codified as part of the Zoning Code.

Mr. Katzeff makes a motion to approve Township Ordinance 2023-01 is consistent with the Master Plan. Vice Chairman Freschi seconds, all others present vote in favor.

Hearing of Application 2023-01- Revised Site Plan for PHIRL- Block 2301 Lots 11, 12, 14-19

Kate Coffey introduces herself as the attorney for the applicant. She notes that the Board previously granted Final Site Plan approval via resolution 2021-06 and Preliminary Site Plan and Minor Subdivision approval via resolution 2020-08. Ms. Coffey notes that the property is now known as Block 2301 Lot 14.01. She adds there is a total of 95 low to moderate income units with amenity space. Ms. Coffey introduces Jaqueline Camp as the architect on the project. Ms. Camp gives the Board a brief background on her education and experience. Ms. Camp describes Building A as consisting of 71 and being a mid-rise 4-story unit. She notes the only proposed change proposed to that building is the removal of a patio outside the Community Room. She notes that the only change to Building B and C are the rooflines, from flat to pitched. She adds that in changing the roofline they will need to move the HVAC units to the ground at the rear and ends of the building. She comments that the units will be screened with four foot fencing and landscaping.

Ms. Coffey marks **Exhibit A1-** Colorized Site Plan dated January 26, 2023. Ms. Camp proceeds to explain the exhibit to the Board, pointing out the specific location of the patio that is being eliminated. Ms. Coffey marks **Exhibit A2-** Sheet A201A- Revised Elevations of Building A dated of December 19, 2022. Ms. Camp describes that there was previously a small overhang where the patio was originally and that is being removed. She adds that they felt the second patio was redundant and the larger patio will remain as originally proposed. Ms. Camp notes that due to increasing construction costs they needed to look at ways to make the project more cost effective and since the second patio was minimal they are choosing to no longer include it. Mr. Katzeff asks what the cost savings would be for the project, considering the patio is so small. Ms. Coffey notes that it is more about project feasibility, since it is 100 percent affordable and being funded by multiple sources. Chair Pearson asks about impervious coverage impact by removing the patio but adding the pads under the HVAC units. Ms. Camp notes that the total area is and change to impervious coverage is minimal. Ms. Coffey adds that there is a slight decrease, but would not be noticeable.

Mr. Hyndman asks if the revised plans are all still in compliance with the redevelopment plan. Ms. Coffey notes they are and the applicant is not seeking any additional relief. Chair Pearson comments that the proposed building height is still within the allowable limit. Vice Chair Freschi asks if the window placement would have to change to accommodate the placement of the condensers. Ms. Camp notes that the units are designed first with window placements and then the location of the condensers is decided. Ms. Camp marks **Exhibit A3-** Sheet A201B Revised Elevations for Buildings B & C dated December 19, 2022 into the record. Ms.

Coffey notes that it is also sheet VE-1 on the submitted plans. Vice Chair Freschi asks if the exhibit reflects the proposed color of the roofs. Ms. Camp notes it does, they will be grey. Mr. Camuti asks for the angle of the roofline. Ms. Camp responds that this is a 5 and 12 slope, meaning for every twelve feet horizontally the height increased by five feet. Chair Pearson reiterates that the proposed roofline is under the allowable height as stated in the redevelopment plan. Ms. Coffey notes that per that plan the allowable height is 54 feet and the proposed height of buildings B & C is 45.75 feet. Chair Pearson notes that this would be a good time for the applicant to consider solar panels. Ms. Coffey notes that is cost prohibitive. Mayor Roman asks about the material of the roof. Ms. Camp notes that it would be some sort of certainty timberline, and that there are requirements under the funding for certain materials. Chair Pearson asks if any plantings are being removed to install the condensers. Ms. Camp notes that plantings will be added to the end of the building to screen the condensers. Mr. Camuti asks about window sizing and if they had been changed since the original submission. Ms. Coffey notes that the applicant is not proposing to change any size or location of windows at this time.

Chair Pearson asks if any members of the public have any questions for Ms. Camp. No members of the public came forward.

Ms. Coffey calls Mark Mayhew as the civil engineer for the project. Mr. Mayhew gives a brief background on his experience and qualifications and Mr. Trembulak swears him in. Mr. Mayhew notes that the fire laterals are coming in at the rear of the buildings for B & C and they were moved about one to two feet away from the building to accommodate the condensers. Vice Chairman Freschi asks if the Fire Department was required to review the changes. Mr. Mayhew notes that in his opinion they do not need to review because there was no substantial change and all other fire safety mechanisms throughout the building remain unchanged. Mr. Camuti asks if there is any change to the storm water due to the roof change. Mr. Mayhew notes that the amount of runoff stays the same and therefore there is no change to any storm water management.

Chair Pearson asks if anyone from the public has any questions for Mr. Mayhew. No one from the public came forward. Chair Pearson asks if anyone else from the Board or public has any comments on the application. Mayor Roman asks about the noise coming from the condensers. Ms. Camp notes the units are inverter driven mini-split heating and cooling, and probably give off less noise than a conventional air conditioner.

Chair Pearson asks for a motion to approve application 2023-01 for Block 2301 Lot 14.01 as presented. Councilman McEvoy makes the motion and Mr. Hyndman seconds. Roll call is taken. Mr. Camuti votes against, all others present vote in favor.

Adjourn

After a motion made by Mr. Katzeff and seconded by Chair Pearson there was a unanimous vote to adjourn at 8:39 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.