

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
December 04, 2014

Eric Bernstein, Esq., Board Attorney, called the Planning Board Public Meeting of December 04, 2014, to order at 7:37 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

Mr. Bernstein announced that the meeting had been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 (“Sunshine Law”).

ROLL CALL

Deputy Mayor Greg Burchette - *Present*
Michael Merdinger - *Present*
Committeeman Frank DelCore – *Present*
Steve Cohen, *Vice Chairman - Absent*
Dr. Daniel Marulli, *Secretary - Absent*
Neil Julian - *Present*

Sam Conard - *Absent*
Dr. Steven Sireci, Jr., *Chairman - Absent*
Robert Wagner, Jr. – Present (Acting Chairman)
Robert Peason (Alt. #1) – *Absent*
Shawn Lipani (Alt. #2) – *Present*

Also present: Bruce Rydel, P.P., AICP, Planning Director; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); Christina Restuccia, C.C.R.; and Moniqua Bielen, Videographer (Premier Media, LLC).

In the absence of the Chairman and Vice Chairman, Mr. Bernstein called for a motion for election of an Acting Chairman for the meeting.

Deputy Mayor Burchette made a motion to elect Mr. Wagner, seconded by Mr. Lipani.

Roll Call: Mr. Julian – yes; Mr. Merdinger – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Mr. Lipani – yes; Mr. Wagner – yes. Motion carries.

Acting Chairman Wagner continued with the meeting.

DISPOSITION OF MINUTES

- November 13, 2014

A motion to approve was made by Mr. Merdinger, seconded by Deputy Mayor Burchette.

Roll Call: Mr. Julian – yes; Mr. Merdinger - yes; Committeeman DelCore - yes; Deputy Mayor Burchette – yes; Mr. Lipani - yes; Acting Chairman Wagner – yes. Motion carries.

DISPOSITION OF RESOLUTIONS

None

PLANNING BOARD BUSINESS

- Glen Gery Corporation – File 14-PB-01-MR – Extension of Time through 02-14-15 (*Request: “until February 15, 2015”*)

A motion to approve was made by Deputy Mayor Burchette, seconded by Mr. Lipani.

Roll Call: Mr. Julian – yes; Mr. Merdinger - yes; Committeeman DelCore - yes; Deputy Mayor Burchette – yes; Mr. Lipani - yes; Acting Chairman Wagner – yes. Motion carries.

- Draft Report: *Area in Need of Rehabilitation Block 163.05, Lots 101, 102, 103, 104 & 105* – Presentation by Jennifer Beahm, P.P., AICP of CME Associates

Mr. Bernstein announced for the purpose of the record that public notice had been submitted through the Township Clerk, at his direction, to the appropriate newspapers. An affidavit for proof of notice both in the Courier News and Hillsborough Beacon are on file. All property owners have been duly noticed in accordance with the MLUL for this type of application.

Jennifer Beahm, P.P., AICP, Director of Planning for CME Associates presented the report. She gave a history of the Township Affordable Housing Plan in relation to this proposal. She clarified that the total number of units on the property would remain the same at 129 units.

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Ms. Beahm explained the criteria a property must meet to be considered for rehabilitation designation. This site meets the criteria that the housing stock is 50 years old or older. If the Planning Board approves the designation that the site is in need of rehabilitation, a redevelopment plan can be prepared.

Ms. Beahm stated that this proposal would keep the number of units the same but could potentially give the Township 108 credits towards affordable housing as compared to the 68 credits with the current plan.

Exhibit E-1, a map of the site, was marked.

The Board opened to the public for comments.

- William Tretheway, 1274 Millstone River Road

Mr. Tretheway asked if this was the hearing to determine if the property is in need for redevelopment.

Ms. Beahm clarified that the site is being designated as need of rehabilitation, not redevelopment.

Mr. Tretheway asked when the notices were published in the paper. Mr. Bernstein provided those dates.

Mr. Tretheway and Ms. Beahm discussed the COAH aspect of this plan. Ms. Beahm clarified that this site is currently in the Master Plan was affordable housing. Previously the plan had 85 market units and with this rehabilitation plan there would be 75 market units. Mr. Tretheway commented that's a much better mix.

- Susan Gulliford, Hunt Club Road

Ms. Gulliford asked for clarification about the acreage. Ms. Beahm stated that the acreage has been consistent in all Township reports.

Ms. Gulliford asked about the cemetery and Ms. Beahm corrected that the cemetery in question is not on this lot.

There is some discussion about rehabilitation credits.

- Amadeo D'Adamo, Renate Drive

Mr. D'Adamo explained about a letter he wrote in 2010 to the Mayor and Planning Board about what was going to be done to this property, specifically about the nearby brook.

Ms. Beahm clarified the stream in question is not on the subject site.

Mr. D'Adamo asked why notice was only in the newspaper and not through the mail.

There was clarification on what kind of notice is required. Development on this property will require subdivision and site plan approval, at which point notice to those within 200 feet will happen.

Mr. D'Adamo asked about parking for moderate income units.

Ms. Beahm said that will be addressed in next part of this meeting.

- Jim Bergstrom, 78 Wertsville Road

Mr. Bergstrom asked for more clarification on the acreage. There was a brief discussion on where the numbers came from.

- Meryl Bisberg, 4 Hickory Hill Road

Ms. Bisberg asked about the existing designated wetlands and their acreage.

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Ms. Beahm stated a stream that runs along rear of the property has buffering and wetlands associated with it. She did not know the acreage. At the time that the back portion is developed, the developer will need to determine the acreage of the wetlands.

Exhibit E-2 was marked: Environmental constraints map. It was part of the 2010 housing element and fair share plan, based on State's GIS data, which is a general guide.

There was a discussion on COAH credits.

Acting Chairman Wagner reminded everyone that comments should be about this specific project only.

- Howie Greenberg, 904 Merritt Drive

Mr. Greenberg questioned whether or not a traffic study would be done before it is approved.

Acting Chairman Wagner clarified that the meeting was not at this point yet.

- Ray Kolvites, 690 Township Line Road

Mr. Kolvites asked about credits for the disabled housing. He stated there is a drastic need for disabled housing in the Township.

Ms. Beahm discussed funding for those kinds of units. She further went into how the Township receives credits.

- Susan Gulliford, Hunt Club Road

There is clarification on eminent domain, which is not allowed to be used for rehabilitation areas.

Ms. Gulliford asked about a long term PILOT system. Ms. Beahm explained that there is no ability to enter into long term PILOT with the area in need of rehabilitation designation.

The public portion was closed.

Motion to approve the draft report was made and seconded.

Roll call: Mr. Julian – yes; Mr. Merdinger – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Mr. Lipani – yes; Acting Chairman Wagner – yes. Motion carried.

- Draft Plan dated October 10, 2014: *New Amwell Redevelopment Plan Block 163.05, Lots 101, 102, 103, 104 and 105* - Presentation by Jennifer Beahm, P.P., AICP of CME Associates

Ms. Beahm gave a brief history of the zoning of the property. This draft plan lays out the bulk standards with respect to the variety of uses including single family, townhouse, affordable apartment, and supportive needs housing. This creates a framework by which a development application would be prepared. It is not a development application.

The majority of units, like single family houses and townhouses, are subject to RSIS, Residential Site Improvement Standards, which is a statewide standard. It regulates roadway widths, parking requirements, and things of that nature.

Supportive needs housing is a little different and there are different proposed parking standards for those specific units.

This plan would supersede the Amwell Road West zoning standards and become the zoning for this area.

It is relatively consistent with the ARW zoning. The area that is designated for the affordable housing piece has increased in size. And coverage has increased incrementally.

Public portion opened.

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- Howie Greenberg, 904 Merritt Drive
Mr. Greenberg asked for clarification about parking spaces.

Ms. Beahm stated that the parking spaces are mandated by the statewide standards. The specific number of parking spots that will be built is something that can be discussed when the property is going to be developed.

- Jim Bergstrom, 78 Wertsville Road

There was discussion on the impervious area. The specific impervious will be discussed at site plan approval.

There was discussion on the changes between existing zoning and this proposed new zoning.

- William Tretheway, 1274 Millstone River Road

Mr. Tretheway asked about traffic studies.

Ms. Beahm said that traffic studies would be part of the site plan and subdivision application.

Mr. Tretheway stated that he does not think the Board is following the process of the law. He put a formal objection on the record.

Public portion was closed.

Motion to approve was made and seconded.

Roll call: Mr. Julian – yes; Mr. Merdinger – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Mr. Lipani – yes; Acting Chairman Wagner – yes. Motion carried.

SPECIAL COMMITTEE REPORTS

None

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

- ***Claremont Towers*** - File 14-PB-10-MSRV – Block 163.22, Lot 44 and Block 163.05, Lot 1.02 – 574, and 776-779 Eves Drive. Applicant seeking Minor Site Plan Approval; ‘c’ Bulk Variances for Accessory Structure In a Front Yard; and Waiver from submitting and Environmental Impact Report, for permission to install three (3) generators, one for each building #3, #5 and #6, located in the front yard of each existing principal structure for emergency back-up power, replacing existing generators which have experienced flooding problems, on property in the PD District.

Catherine Cobb from the Law offices of Peter U. Lanfrit introduced the application.

F. Mitchell Ardman, P.E., P.P. was sworn in. The Board accepted his qualifications.

Exhibit A-1 was marked, site plan of the property.

Using the exhibit, Mr. Ardman described the site and indicated the proposed locations of the generators. He noted that there is a safety issue with the current location of the generators in the basement. The proposed generators are small-scale, around the size of a large house generator.

They will be natural gas powered and on concrete pads. There will be enclosures to control the sound. These generators will run in case of emergency or on a weekly run basis.

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The generators will power the lighting, elevator and the fire alarms, which are critical life safety features. The variance is required to place the generators in the front yard. These locations are the most practical as they are closest to the existing mechanical rooms within the building. Landscaping buffering is proposed as well as fencing. There will be bollards around each generator. There is one generator that is in an island so one side may not have a full fence.

The applicant will comply with all the staff reports except for the one side of one generator which may not be able to be completely fenced.

There was a discussion on sight issues that may be caused by the generators and fencing. Mr. Ardman said there should not be an issue.

The public portion was opened. There were no questions from the public.

There was a motion to approve with all conditions and requirements set forth by the staff reports and testimony of the Applicant's engineer and seconded.

Roll call: Mr. Julian – yes; Mr. Merdinger – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Mr. Lipani – yes; Acting Chairman Wagner – yes. Motion carried.

CORRESPONDENCE

None

ADJOURNMENT

The meeting adjourned at 9:06 p.m.

Submitted by: Caitlin Davis, *Planning and Zoning Clerk*
Reviewed by: Bruce J. Rydel, P.P., AICP, *Planning Director*