

MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING AGENDA
NOVEMBER 19, 2018 at 7:00 PM

CALL TO ORDER:

Chairman LaSalle called the meeting to order at 7:06 p.m. Those present on roll call were:

Louis LaSalle, Chairman
Michael Oliveira, Vice Chairman
Richard Reynolds
Councilman Jacobs
Jack A. Gordon
Joe LaMonica
Manny Oliveira
Donna Schiavone
Joe Rolli, Alt. #1
William Johnson, Alt. #2
Vince Loughlin, PB Attorney
Ralph Tango, PB Engineer
Dan Bloch, PB Interim Planner

Those absent were:

Steve Salvanto, Mayor's Alternate

SALUTE TO FLAG

STATEMENT OF COMPLIANCE:

In compliance with Chapter 231 of the Public Laws of 1975, notice of this meeting was given by way of notice filed with The Progress, The Star Ledger, and the office of the Administrator of Roseland on January 25, 2018, as so certified by the Secretary. Notice has also been posted in a public place in Borough Hall, 19 Harrison Avenue, Roseland, NJ.

APPROVAL OF MINUTES:

Ms. Barnes stated that each Board member who was present at the previous meeting on October 15, 2018, and Mr. Gordon and Mr. Michael Oliveira, had signed certifications stating that they had read the transcripts from the previous meeting, and are eligible to vote on both the minutes and the applications heard at that meeting.

The minutes of the Regular Meeting of October 15, 2018 were reviewed for approval.

A motion was made by Mr. Reynolds and seconded by Councilman Jacobs to approve the minutes. Roll Call: Chairman LaSalle, Yes; Mr. Michael Oliveira, Yes; Mr. Reynolds, Yes; Councilman Jacobs, Yes; Mr. Gordon, Yes; Mr. LaMonica, Yes; Mr. Manny Oliveira, Yes; Mr. Rolli, Yes; Mr. Johnson, Yes. The motion was approved 9-0.

APPLICATIONS TO BE HEARD:

#18-01 – 6 Becker Urban Renewal LLC & 65 Livingston Tenant LLC – Block 30, Lots 1&2

Application for a Major Site Plan to construct a 299-unit apartment complex at 6 Becker Farm Road, with parking/grading changes at 65 Livingston Avenue – This application was carried from the October 15, 2018 meeting.

Please see the transcript for detailed dialogue.

Mr. Tombalakian, the applicant's attorney, briefly re-introduced himself, the professionals who testified at the last hearing, and the professionals who will be testifying tonight.

Mr. Gordon asked a few questions from the last hearing regarding the ownership of 6 Becker Urban Renewal, LLC and the school bus situation.

Mr. Lee D. Klein, the applicant's traffic engineer, was sworn in by Mr. Loughlin. He briefly listed his qualifications and began by describing the traffic study done by Bowman Engineering. Mr. Klein then discussed the trip study that was created by Maser for the redevelopment plan at 6 Becker Farm Road. He stated that overall both reports show that there is no negative impact on the traffic.

A few members asked if the counts were done by Bowman to which Mr. Klein stated that he relied on the counts from the Maser report. The Board also clarified with the applicant that there could also be a hotel and restaurant at 85 Livingston Avenue which was laid out in the redevelopment plan. A few of the Board members expressed concern with the current traffic issue and that this project could only make it worse. Mr. Klein then described the difference in traffic patterns between having office buildings versus apartment buildings.

Ms. Jean Perrotti, resident of 12 Second Avenue, questioned what the traffic would be like on the weekends. Mr. Klein referred to the Maser trip study.

Jennifer Neuenhoff, resident of 21 Fourth Avenue, asked if the school buses were included in the traffic report. Mr. Klein stated that the Maser report was not done by his company, but he would assume that they were included.

Ms. Janet Treamont, resident of 38 Leonard Terrace, asked if the applicant had considered extending their sidewalk around the 65 Livingston Avenue site for easy access to the center of town. Mr. Tombalakian stated that if 65 Livingston Avenue is re-zoned, they will consider that, but as of right now they do not plan on extending their sidewalk.

Mr. Brett Friedensohn, resident of 38 Stockton Court, Morris Plains, works for The Caldwell Progress. He asked a few questions regarding the mail delivery and garbage collection. Mr. Tombalakian stated that those subjects were discussed at the last meeting.

Mr. Thomas Carmen, the applicant's landscape engineer, was sworn in by Mr. Loughlin. He briefly described his qualifications, and that he would be discussing landscape improvements, lighting, signage, and amenities. He showed the proposed plantings, and why they were necessary, on Exhibit A-5: Overall Landscape Plan – 6 Becker Farm Road. He also discussed trees that would be removed, the replacement plan, and that they would be planting more than the ordinance requires.

Mr. Carmen briefly discussed Exhibit A-6, an Enlarged L-5 in the previous packet, showing the site signage. He also discussed the amenity hours and which amenities will be included in this building by showing Exhibit A-7: Amenity Courtyard Enlargements (North & South).

The Board asked Mr. Carmen if residents would pay an amenity fee. Mr. Stover responded by saying yes, as would the affordable units as well. A third-party affordable housing company would handle everything regarding the affordable units.

Mr. Carmen then showed the Board Public Exhibit A-8; enlarged plans of the entrance and the dog run. A few Board members asked if the odor of the dog park would be an issue. Mr. Carmen stated that he has not experienced any issues in other locations where he has installed them. He also briefly described how the pet waste system would work. He then showed Exhibit A-9: Site Lighting Exhibit, which showed what the ordinance permits versus what the applicant is proposing, that they will be using all LED lighting, and what fixtures will be used for their project.

A few Board members expressed concern with the lighting on the roof of the parking garage. Mr. Carmen explained that there will only be two 16-foot poles to minimize the light produced. At that point the Chairman asked for an update on the lighting ordinance and Mr. Tango briefly explained what is included in the proposed lighting ordinance and that it will be distributed to the Board at the end of tonight's meeting. Mr. Tombalakian stated that the applicant will cooperate with the Borough and adhere to the new ordinance once it is adopted. The Board asked if the lighting on the roof of the garage could be motion-sensored or if the lighting could be on facing inward from the walls instead of on poles in the center of the roof. Mr. Carmen explained that he already looked into both of those options and neither would work for this project. He said he could look into other options, if necessary. The Board also asked how high the garage would be and how the applicant would prevent the roof lighting from shining into the nearby residential area. Mr. Carmen stated that the garage would be about 42-48 feet in height and the existing berm, and along with additional landscaping, should prevent the light from reaching the adjacent condominiums. A Board member asked for more information regarding the grill area included in the amenities. Mr. Carmen explained that they will be gas grills that are operated by the residents and are enclosed in a gated area only accessible by electric key.

A few Board members expressed concern with the tree selection, specifically the pine trees. Mr. Carmen said he would speak with Mr. Linson, the Borough Forester, again regarding his landscape plan. Mr. Tango asked if the dog park would be lit. Mr. Carmen stated it would be minimally lit until 8:00 p.m. and that the dogs would typically be walked

within the apartment community versus throughout the entire town. Mr. Carmen was asked if the applicant is going to complete the 12-foot surrounding buffer on the property or seek a waiver to leave it the way it is proposed on the plan. Mr. Carmen stated that since the office building next door had a buffer, he thought it would look better with the two gaps, but he would complete the surrounding buffer if the Board prefers that.

A break was taken from 8:50 p.m. to 9:03 p.m. Roll Call: Chairman LaSalle, Yes; Mr. Michael Oliveira, Yes; Mr. Reynolds, Yes; Councilman Jacobs, Yes; Mr. Gordon, Yes; Mr. LaMonica, Yes; Mr. Manny Oliveira, Yes; Ms. Schiavone, Yes; Mr. Rolli, Yes; Mr. Johnson, Yes; Mr. Tango, Yes; Mr. Loughlin, Yes; and Mr. Bloch, Yes.

Ms. Janet Treamont, resident of 38 Leonard Terrace, asked why they need to put the dog park on the same side as another residential area. Mr. Carmen explained that opening up the courtyard to the dog park worked well for the design of this project. Ms. Treamont also asked to see the overlay she requested from the last meeting. Mr. Carmen showed the Board and the Public Exhibit A-10; Tree Removal Plan and Exhibit A-11; Existing Overlay Plan, which included the proposed plan on top of it.

Mr. Joel Furst, resident of 2 Leonard Terrace, asked if the lights on top of the parking garage would be on all night and if so, could the lights be reduced after midnight. Mr. Carmen said he would work with the Borough to comply with the new lighting ordinance and what options would work best for the town and applicant.

Mr. James Giurantano, applicant's engineer/planner, was sworn in at the prior meeting and gave a brief overview of what was discussed last month. He described why the dog park is proposed in that location by stating all of the other potential locations had grading issues, utility lines underground, or lack of space. Mr. Giurantano had looked at all other options for the dog park before deciding where to place it. He also explained that they added an ADA compliant sidewalk from the complex to Becker Farm Road for the residents.

The Board asked what would happen if they eliminated the dog park completely. Mr. Stove explained that the residents will be a free-for-all with their pets and read a few of the pet guidelines that the owner implements for their residents.

Mr. Giurantano continued by giving an overview of the meeting he had with the OEM Coordinator, John Matheis. Mr. Tango also spoke about the previous meeting when a few members questioned if the parking spaces in the garage were too small. Mr. Tango sent a memo to the Board members stating that after doing some research, he found that 8½ feet in width is not uncommon for a parking garage, especially with assigned parking. Mr. Guirantano stated that they would lose 18 spaces in the garage if they raised the parking space width to 9-feet.

One of the Board members referred back to last month's meeting and the question whether an ambulance would or would not fit through the parking garage. Mr. Giurantano stated once again that an ambulance would not be able to fit through the proposed parking garage and paramedics would use one of the three elevators next to the garage. He also stated that

the garage would be built to code which does not require the height to fit an ambulance.

Mr. John Matheis, OEM Coordinator, was sworn in by Mr. Loughlin and stated that he would like the garage to be at least 10-feet in height to accommodate an ambulance; however, he is aware that it is not a code requirement and not his decision to make. Mr. Giurantano showed the Board and the public on the site plan where each of the elevators would be located within the building. He also explained that each elevator has a key that can bring the elevator immediately to the floor they are located on, and that each elevator can comfortably fit a stretcher. The Board also suggested that Mr. Matheis help make an emergency plan and the applicant agreed.

Mr. Jack Goldberg, resident of 55 Leonard Terrace, asked if the applicant would be willing to open a public instead of a private dog park. Mr. Stover explained that that was not possible due to budget constraints and the 20% affordable housing they are providing.

The Board members requested revised plans of everything that was discussed at this meeting prior to the next meeting on December 17th. Mr. Tombalakian stated that they will be provided 10 days prior to the next meeting.

Mr. James Stover, the applicant's representative, was sworn in during the last meeting and began by discussing the concerns of some of the Board members and residents regarding how the school system would be affected. He referred to data collected by Rutgers University regarding students aged 5-17 years old. He said that the 60 affordable housing units would produce approximately 36-41 children, and the remaining 239 market rate units would produce approximately 15-20 additional children to the school system. After stating all of the Rutgers study findings, he added that there are too many variables to give an exact number of children that would be entering the Roseland Public School system.

Mr. Gordon outlined the sequence of events that took place for this application to be in front of the Planning Board today.

Chairman LaSalle listed a few of the key topics discussed during the meeting; school system, fire safety, traffic, dog park, infrastructure, and police/OEM.

Mr. Scott Gorman, resident of 4 Cooper Avenue, asked how the number of students was calculated. Mr. Stover stated that all of the information was found online through the Rutgers website in which they provide a calculator and you input the number of units and bedroom sizes. Chairman LaSalle then requested a short memo from Mr. Stover stating that information. Mr. Stover agreed to have that ready for the next month's meeting.

Chairman LaSalle stated the date of continuation would be December 17, 2018 and the applicant agreed to continue the meeting on that date.

GENERAL BUSINESS:

- a. Vouchers – November

The vouchers were reviewed and there were no comments.

- b. Other Business

Mr. Tango distributed a revised lighting ordinance draft to be reviewed by the Board members for the next Board meeting.

A motion was made by Councilman Jacobs and seconded by Mr. Gordon to adjourn the meeting.

ADJOURNMENT:

The meeting was adjourned at 10:32 p.m.

Respectfully Submitted, Melissa Barnes
Planning Board Secretary

