

BOROUGH OF RARITAN
Planning Board Regular Meeting

MINUTES

April 12, 2017

CALL TO ORDER

Chairman Miller called the meeting to order at 7:00 p.m. in the Raritan Municipal Building. He read the Open Public Meetings statement as follows: This meeting is called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was sent to the Courier News and Star Ledger on January 6, 2017. In addition, copies of the notices were posted on the bulletin board in the Municipal Building, on the Raritan Borough website and filed in the Office of the Borough Clerk. They were also sent to those people who have requested and paid the cost for mailing same. Notices on the bulletin board have remained continuously posted. Proper Notice having been given, the Board Secretary was directed to include this statement in the Minutes of this meeting.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:	Chairman R. Miller	Also Present:	Susan Rubright, Esq.
	Vice Chairman Brown		Stan Schrek, P.E.
	Mayor McMullin		
	Councilman Z. Bray		
	Mr. J. Gausz		
	Ms. D. Thomas		
	Mr. B. Cunningham		
	Mr. E. Wilde	Absent:	Mr. Krajewski
	Mr. R. Zack		
	Mr. D. Fortkus		
	Mr. M. DeCicco		
	Ms. A. Goetsch		

APPROVAL OF MEETING MINUTES

Motion by Mr. Gausz, **seconded** by Mr. Cunningham and unanimously carried to approve the Minutes of the **March 8, 2017** meeting, as written.

ROLL CALL

Aye: Chairman Miller, Vice Chairman Brown, Mr. Gausz, Ms. Thomas, Mr. Cunningham, Mr. Wilde, Mr. Zack, Ms. Goetsch, Mr. Fortkus, Mr. DeCicco

Nay:

Abstain:

Motion by Ms. Thomas, **seconded** by Mr. Brown and unanimously carried to approve the Minutes of the **March 21, 2017 TRC Meeting**, as written.

ROLL CALL

Aye: Ms. Thomas, Mr. Gausz, Mr. Brown, Mr. Miller

Nay:

Abstain:

ENGINEERING REPORT

Mr. Schrek advised that he had nothing new to report. He confirmed that Angela Knowles is coordinating activity with respect to the Master Plan. The Board Attorney cautioned that if the reexamination was not completed by the end of the year that the ordinances would lose their presumption of validity.

CONSTRUCTION/ZONING OFFICIAL REPORT

There was no report in the absence of Lou Gara.

PLANNER'S REPORT

There was no report in the absence of Angela Knowles.

TRC MEETING UPDATE

Vice Chairman Brown advised that the Minutes of the 03/03/17 TRC meeting were adopted at the 03/21/17 TRC meeting. He further advised that there were no other TRC meetings scheduled.

MISCELLANEOUS

Chairman Miller announced that LaGrange Street would be discussed when Angela Knowles was present.

RESOLUTIONS

PB 2017-09 - East Ridge Development, LLC (Block 29, Lot 1) 119 Route 202

Ms. Rubright advised that there had been some minor tweaking in numbers in the latest version of the resolution. Mr. Kent-Smith indicated that they were in agreement with the resolution in its current form. Mayor McMullin asked whether anything could be worked out with the orphan property adjacent to the subject property. Mr. Kent-Smith offered that the property was still under contract to another party.

Motion by Mr. Cunningham, **seconded** by Mr. Brown to adopt **Resolution# 2017-09** granting Preliminary & Final Site Plan approval together with a Use Variance.

ROLL CALL

Aye: Vice Chairman Brown, Mr. Zack, Ms. Thomas, Mr. Cunningham, Mr. Gausz, Mr. Wilde

Nay:

Abstain:

DISCUSSION

Master Plan Reexamination

Chairman Miller explained that the Master Plan would be discussed when Angela Knowles returns.

APPLICATION/HEARING

Nancy Raab (Block 52, Lot 3) 49 Quick Avenue - Site Plan & D Variance

The applicant advised that she was not ready to proceed because of Notice issues. The Board Attorney announced that the matter would be carried to 04/26/17 without further Notice.

APPLICATION/HEARING

NY SMSA LP d/b/a Verizon Wireless (Block 116.01, Lot 25, 26.01 and 27) 45 Route 206 South *Site Plan & Height Variance (Rooftop small network node)*

Attorney Frank Ferraro appeared on behalf of the applicant. He spoke to the extent of the relief being sought and explained that the existing nonconformities would not be exacerbated by it.

Mayor McMullin and Councilman Bray recused themselves at 7:18. Mr. Schrek reviewed the requests for

waivers and indicated that he took no exceptions to any of them. He recommended that the application be deemed complete.

Motion by Mr. Gausz, **seconded** by Mr. Wilde and unanimously carried to accept the waivers and deem the application complete.

ROLL CALL

Aye: Vice Chairman Brown, Mr. Zack, Ms. Thomas, Mr. Cunningham, Mr. Gausz, Mr. Wilde, Chairman Miller

Nay:

Abstain:

Engineer James Murawski was sworn in and qualified himself before the Board. Referring to Sheet SP-1 of the plan set entitled "Overall Site Plan," he oriented everyone to the site and provided details about both the existing conditions and proposed improvements. Mr. Murawski spoke to the proposed location of the canister style antenna and pedestal and explained the rationale for the proposed placement.

Referring to Sheet SP-3 entitled "Elevations," Mr. Murawski explained the rationale for the proposed height and identified the equipment cabinets. He identified the roof hatch and explained that the proposal included installation of a guardrail due to the proximity of the roof edge. He spoke to the placement of the utility connections. Referring back to Sheet S1, he identified the enlarged pedestal for the antenna mount and spoke to the equipment details such as the platform. He explained the purpose of a mounting tray and spoke to the need for mounting the cables in one.

Referencing an enlarged detail of the equipment from a side perspective, he pointed out the presence of a downward facing spotlight on the timer. He testified that signage was limited to sight identification as required by the FCC and that there was no additional parking proposed as the facility would be unmanned and visited only for maintenance. Mr. Murawski explained that all improvements would be on the roof or in the building and that there would be no addition to the existing non conformity. He testified that the equipment would operate within noise standards and that there was no on site generator proposed. He offered that it would be constructed to code and that the site could accommodate the use.

Procedures in the event of a power failure were discussed in response to a question from Mr. Cunningham. Mr. Murawski confirmed that the handrails mentioned earlier were required by OSHA; not code.

Mr. Schrek asked for calculations with respect to the potential for overturning or sliding. Anchoring was discussed. The applicant agreed to provide stability calculations and to address any concerns as a condition of approval. Mr. Ferraro indicated that they would have no objection to providing an anchor if required.

The Chairman opened the floor to questions of the witness. There were none.

James Giordano, Radio Frequency Design Engineer for Verizon was sworn in qualified himself before the Board. He presented **Exhibit A-1**, identifying it as a Site Map showing the proposed site location as well as the existing sites including those that were exhausting sectors. He explained what the term 'exhausting' meant as it relates to capacity and identified the "Raritan Downtown SC" sector specifically.

Mr. Giordano presented a capacity graph for "Somerville II" which was identified as **Exhibit A-2** and a capacity chart for "Bridgewater III" which was marked as **Exhibit A-3**. Mr. Giordano explained the rationale for the height of the node and testified that it would not cause interference with other areas of service. He

indicated that the target area of high usage is the mall.

The Chairman opened the floor to questions of the witness. There were none.

Anthony Handley of Millennium Engineering was sworn in and qualified himself before the Board. He identified himself as an Individual Wireless Consultant and reviewed the analysis and conclusions contained in his report dated 02/01/17. He provided testimony as to radio frequency emissions and indicated that the project would be code compliant.

The Chairman opened the floor to public comment/questions. There were none.

Planner David Karlebach provided a planning analysis including photo simulations. He testified that the existing non conformity would be continued but not exacerbated and that the additional height would not interfere with visual quality/neighborhood compatibility or impact perception. He related that there would be no increase in building height and offered that the public benefits outweigh any perceived detriments.

The Chairman opened the floor to public comment/questions. There were none.

John Roglieri of 34 Vones Lane asked what the benefit to this "eyesore" would be to Raritan. Mr. Karlebach explained that the network is especially important to emergency personnel and would result in increased work efficiency and productivity. Mr. Roglieri asked whether the applicant investigated placement of the node on the smokestack of the DPW building. Mr. Karlebach clarified that the proposal was for one antenna which is 38" high and 12" in diameter. Mr. Ferraro indicated that Verizon did look at the smokestack but found it to be out of the area. Mr. Roglieri said he did not realize the application was for an antenna at that limited height and withdrew his objection.

The Chairman closed the public question/comment period.

Motion by Vice Chairman Brown, **seconded** by Ms. Thomas and unanimously carried to approve the application with conditions as outlined by the Board Attorney.

ROLL CALL

Aye: Chairman Miller, Vice Chairman Brown, Mr. Zack, Mr. Gausz, Ms. Thomas, Mr. Cunningham, Mr. Wilde

Nay:

Abstain:

Mayor McMullin and Councilman Bray returned to the dais at 8:10.

APPLICATION/HEARING

Raritan Developers Urban Renewal LLC (Block 81 Redevelopment Area) Block 81, Lots 1-3, 3.01, 4, 5, 6.01-6.03, 7-9, 9.01 and Block 61, Lot 2

Chairman Miller announced that there would be no new testimony after 10pm. Ms. Rubright provided a timeline of events leading up to the application. Mr. Schrek spoke to completeness. He indicated that all open checklist items were addressed except for cross sections and profiles of Second Avenue and Third Street; a waiver with which he concurred. He recommended that the application be deemed complete.

Motion by Mr. Zack, **seconded** by Councilman Bray to deem the application complete.

ROLL CALL

Aye: Mayor McMullin, Councilman Bray, Mr. Zack, Ms. Thomas, Mr. Gausz, Mr. Cunningham, Vice Chairman Brown, Chairman Miller

Nay:

Abstain: Mr. Wilde

Attorney Andy Norin of Drinker Biddle & Reath LLC provided an overview of the project. A PowerPoint presentation was marked as **Exhibit A-1**.

Architect Angela Koselicki of Devereaux Associates was sworn in and qualified herself before the Board. Ms. Koselicki moved to Sheet 6 of the PowerPoint presentation which was identified as **EXHIBIT A-1(6)**. She provided an overview of the project describing it as a wood construction, four story apartment building containing 276 dwelling units with interior fire walls and sprinkler systems designed to code wrapping around a concrete parking garage. She spoke to the unit mix and highlighted the street, garage access, amenities and pedestrian entrance along Third Street on the Preliminary First Floor Plan.

Ms. Koselicki identified the second floor plan as **EXHIBIT A-1(7)**, the third floor plan as **EXHIBIT A-1(8)** and the fourth floor plan as **EXHIBIT A-1(9)**. She identified **EXHIBIT A-1 (10)** in speaking to the amenity space, parking garage and interior as well as exterior gathering spaces. She spoke to the centrally located trash & recycling facility interior to building and the chute system connecting all four floors. Methods of trash removal and access to the interior loading space and freight elevator were discussed. She spoke to ADA compliance and indicated that the project was walkable to transit.

Ms. Koselicki identified **EXHIBITS A-1(11), (12) and (13)** as typical floor plans. She explained that the square footage of the units exceeded the minimums required in the Redevelopment Plan and described the floor plans. She identified **EXHIBIT A-1(14)** as a typical section. She identified the existing corner with a perspective looking up First Avenue and indicated that changes were made in accordance with TRC comments in order to create a more traditional, residential feel. She described the changes in architectural style that occurred with modifications to roofing. She pointed out that the private drive to the loading trash area had been narrowed in order to increase the width of the pedestrian access on Third Street.

Ms. Koselicki marked a material board as **Exhibit A-2** and spoke at length to the brick. She spoke to the changes that were made based on TRC feedback and confirmed that the colors on the garage would be made to match the brick color and windows to the stairtower in the garage. She identified the colors of the concrete garage and confirmed that it would be the same color as the brick on the building. A discussion ensued about material construction. Ms. Koselicki confirmed that the walls were precast as they had experienced maintenance issues with thin brick. Mr. Waldron offered that he had seen thin brick used successfully with precast walls and suggested that it could be used in certain features rather than over the whole façade. Mr. Norin offered that they would look into it provided it would not pose a maintenance or safety issue. Chairman Miller offered that it might be advantageous even if just on the First Avenue side. Mr. Norin reiterated that they would look into it. Mr. Waldron opined that the thin brick was not likely to be a safety issue. Ms. Koselicki offered that it could be discussed with their concrete supplier. Mr. Waldron offered that thin brick can be built into the panel during manufacturing. Mr. Schrek indicated that he was in agreement with Chairman Miller as far as the First Avenue elevation being a critical factor.

In response to a question from Ms. Thomas about whether the material was colorfast, Ms. Koselicki confirmed that it was permanent. She acknowledged a request from Mr. Schrek for a quality control

inspection to be done during installation.

Ms. Koselicki confirmed that there would be no outdoor air conditioning condensers on site. She explained that that each dwelling would have its own unit and that any apparatus on the roof would be screened in accordance with the specifications of the Redevelopment plan. Further discussion on the coloring of the brick ensued. Roofing materials and noise attenuation were discussed. Ms. Koselicki testified that the design would exceed minimum code standards. Sound levels with respect to air conditioning in particular were discussed. Mr. Norin confirmed that the development would comply with state [noise] standards.

Ms. Koselicki confirmed that the driveway and trash room were internal to the site in response to a question from Vice Chairman Brown. Tenant access to the amenity space was discussed. The concept of virtual fitness was explained. Residential sprinkler design standards were discussed. The Board Attorney asked that the applicant consider building to the NFPA 13 standard. Mr. Norin explained that NFPA 13R was code compliant and customary. There was a brief discussion about the pendency of bills designed to enhance the fire code. Mr. Norin indicated that if those standards are adopted prior to CO, the applicant would have to follow code but that they would consider the NFPA 13 standard if the Board was requesting it. Mr. Waldron spoke to the differences between the two systems as they relate to enhanced safety particularly for neighboring properties. Ms. Koselicki explained that to use the R13 system, they are dividing the project into separate buildings with two hour firewalls. She confirmed that it is wood frame construction and opined that it was well protected and code compliant. She offered that the NFPA 13 system could be discussed. Further discussion ensued on the impacts of utilizing one system over the other. In response to a question from the Mayor, Mr. Waldron indicated that NFPA 13 standard systems have been used in practice. Citing remaining concerns, Chairman Miller asked that the applicant's team discuss the NFPA 13 system with their client.

The Chairman opened the floor to questions of the Architect.

Mr. Waldron complimented Ms. Koselicki on her plan revisions and asked whether any consideration was given to the use of gables at the roofline. Ms. Koselicki offered that adding gables would make the development look taller rather than more residential. Mr. Schrek offered that they should consider adding some dormers along the hip roof. Ms. Koselicki acknowledged his request. Mr. Brown offered that it would compliment the houses on Third Street.

An extensive discussion ensued on placement of the first floor windows with respect to code and safety. Mr. Norin confirmed that the landlord would install standard window treatments as part of the finish. There was a brief discussion about the viability of balconies shown on the first floor with respect to the Redevelopment Plan. Ms. Koselicki indicated that they were patios which were included in the footprint.

There was a question about grill restrictions and plans for a pool. Ms. Koselicki confirmed that there would be no pool on site. She identified the courtyard area and gathering space. In response to a question from the Board Attorney about the number of accessible units, Ms. Koselicki indicated that all units were Type A which provided a greater level of accessibility.

Ms. Thomas indicated that she was hoping for more detailed plans and a more polished presentation with more specifics and better graphics. Chairman Miller added that he wanted to see more close up/detailed renderings of what brick would look like. Mr. Cunningham offered that the renderings should be larger and that he wanted to see each one as a separate/distinct slide. Mr. Waldron offered that a series of 3D views from the sidewalk into courtyard might be helpful. Mr. Schrek added that a perspective showing how the

façade carries into courtyard and an elevation of the main entrance off Second Avenue would be useful.

The Chairman opened the floor again to questions of the Architect. There were none.

Engineer Brett Skapinetz of Dynamic Engineering was sworn in and qualified himself before the Board. He identified the site plan as **EXHIBIT A1(1)** and provided a general overview of the project. He referred to it as a colorized version of the aerial map. He identified **EXHIBIT A1(2)** as a survey showing existing conditions. He identified **EXHIBIT A-1(3)** as a rendered site plan dated April 13 and referred to it as a hybrid of the site plan and landscape plan. He oriented everyone to the property and spoke to building color, access, parking, stall size, trash location, bike racks and utilities. He pointed out that there were no dumpsters and discussed the manner and timing of refuse removal. He discussed circulation and spoke to the stormwater management plan/reduction in impervious coverage. Mr. Schrek asked about paved area south of garage. Mr. Skapinetz identified what he referred to as a refuge area and explained why it is not green space.

Lighting and landscaping were discussed as was paving. Mr. Skapinetz indicated that it was not their intention to mill and overlay Third Street. Mr. Shrek indicated this should remain open for discussion. Mr. Skapinetz identified the garage access. The location of the improvements being made by NJ American Water was discussed. Mr. Skapinetz indicated that the connection was located off of Second Avenue. Mr. Schrek advised that First Avenue was going to be resurfaced by the County so any stub connections should be taken care of now. Mr. Skapinetz acknowledged Mr. Schrek's comments and advised that they were not impacted by any moratorium.

Mr. Skapinetz spoke to signage and how potential reconfiguration of the corners as a result of County paving would impact same. He related that MUA and NJDEP approvals would be needed ultimately. Garage circulation was discussed. Mr. Skapinetz identified the entry points and confirmed that access to the garage was restricted. He identified visitor parking.

Mr. Skapinetz discussed the proposed connection to NJ Transit in response to a question from Mr. Schrek. Referencing **EXHIBIT A1(5)**, he explained that the proposal [which he elaborated on] was still under review by NJ Transit. Chairman Miller asked whether they looked at any options not involving NJ Transit such as acquiring the private property south of the NJ Transit property. Mr. Skapinetz indicated that this was not part of the negotiations. Mr. Norin offered that the applicant was hopeful that NJ Transit would provide the necessary access. Mr. Skapinetz speculated that it would be at least another month or to get through the multiple steps. Chairman Miller called access "critical" to the project. Mr. Schrek offered that it would be in Transit's best interest to approve the proposal given the extent of pedestrian traffic along the path.

Mr. Skapinetz was unable to provide dimensions on the slope of the ramp in the garage in response to a question from Mr. Waldron. He testified that the doorway clearance was 8'2" in response to a question from Mr. Brown.

The Chairman opened the floor to questions of the Engineer.

Pat Barbieri of Second Ave. asked whether school traffic was taken into consideration given the main entrance on Second Avenue and what would happen when the street gets blocked. Mr. Norin offered that the traffic engineer would provide testimony on that. He indicated that he was also concerned about litter and asked how close the sidewalk is. Mr. Skapinetz advised that it was 3 to 4' off the property line and follows what is already there. He confirmed that a fence was proposed on the property along the walkway. Mr. Barbieri reiterated that he was primarily concerned with traffic. Chairman Miller offered that this

would be addressed in testimony from the traffic engineer.

Susan Mosca-Grosso identified herself as a resident of Raritan appearing on behalf of her mother who resides on First Avenue. She indicated that she was concerned with traffic on First Avenue especially when St. Ann's is blocked because of buses, parent pick up traffic and for children that walk. She asked how the applicant was going to address the traffic issues, especially the traffic coming down Third Street onto First. Ms. Rubright advised that the traffic engineer would address this according to the applicant.

Craig Perego of Dynamic Engineering was sworn in and qualified himself before the Board. He provided a summary of the traffic impact study with respect to the intersections of First Avenue and Third Street and Second Avenue and Third Street in particular. He explained how the calculations were made and confirmed that the school activity was considered. He provided data with respect to how much traffic the building would generate during peak hours.

Mr. Perego testified that in speaking with Lt. Nolte, the Police Department's primary concerns were adequacy of parking and having key fob access to the building.

Traffic impacts to the First Avenue intersection were discussed at length. Mr. Perego confirmed that they had not looked at First Avenue towards Route 202. Mr. Brown indicated that there would be cut thru traffic that would impact Anderson Street. Mr. Brown asked where the buses would stop to pick up the public school children. The Board Attorney offered that it would be helpful to know where they pick up presently. Mr. Schrek asked whether the impacts to Thompson and Anderson were looked at.

Mayor McMullin spoke to several initiatives in response to the ongoing problem of First Avenue traffic. He explained that Council had passed a resolution to adjust the timing at the Route 202 and First Avenue intersection. He spoke to the proposed extension of the First Avenue jug handle and the County repaving and recurbing of First Avenue which he offered should coincide with the lighting change. Impacts of traffic from neighboring towns was discussed.

The Chairman opened the floor to questions of the traffic expert.

Marie Lombardi of 6 Third Street asked whether anyone approached the school about anticipated enrollment. Mr. Perego testified that enrollment was "trending down."

Vin Lombardi of 6 Third Street asked what the plan would be for St. Ann's festival when the intersection is closed off. Mr. Norin indicated that the applicant would have to work with the Borough on that.

Gordon White of 580 Perlee Ave asked about trip generation with respect to impact if the development was not near the train. Mr. Perego indicated that there would be about a 30% reduction.

Basil Figliano of 58 Second Avenue expressed concerns about traffic impacts on Second Avenue and how they would be mitigated. Mr. Perego spoke to the creation of striped parking spaces and the majority of the traffic flowing one way.

Mr. Barbieri reiterated his concerns about traffic and offered that a prohibition on parking or making Second Avenue a one way might be helpful. Mr. Schrek offered that the original parking count included spaces along Second Avenue.

The public comment/question period for the traffic engineer was closed.

There was a brief discussion about how the elimination of parking on Third Street given the removal of houses had changed the dynamic there. Further discussion on Third Street parking ensued.

Chairman Miller asked whether any thought had been given to incentivizing alternative commuting. Mr. Norin indicated that there might be an additional cost for parking and that the train is an incentive. He spoke to the bikeshare program. Mr. Schrek offered that this was the reason behind the RSIS discount

Bedroom counts as they relate to COAH were discussed in response to a question from Mr. Brown.

Mr. DeCicco offered that a fence should be installed on the track side to prevent pedestrian traffic over the tracks. Mr. Schrek offered that the applicant still has to work with Transit. Mr. Skapinetz advised that no grading easement was required and while no fence was proposed that they would work with Transit.

The Chairman opened the floor to questions/comments of the public.

Mr. Norin acknowledged requests for additional information but offered that most comments at this point were technical if the Board was in a position to act favorably upon the application. Chairman Miller offered that they would like to see the refined renderings in two weeks. Mr. Norin confirmed that they could be provided. Chairman Miller offered that the Board needed to digest all of the information and that as such, they were not ready to vote. Ms. Rubright announced that the hearing was adjourned to April 26, 2017.

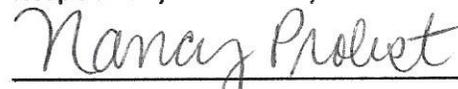
PUBLIC COMMENT

The Chairman opened the floor of public comment.

ADJOURNMENT

Motion by Mr. Gausz, **seconded** by Ms. Thomas to adjourn at 10:48.

Respectfully submitted,



Nancy Probst, Planning Board Secretary

APPROVED 05/10/17