

CALL TO ORDER: AT 7:00 P.M. by Chairman Ken Loury
OPEN PUBLIC MEETING LAW STATEMENT OF COMPLIANCE AND FLAG SALUTE

ROLL CALL: Chairman Ken Loury, Peter Rathjens, Mayor Chegwiddden, Councilwoman Wickenheisser, Marc Harris, Christopher Fleischman, and Barbara Chiappa.

EXCUSED: Charlotte Kelly, Brian Bosworth, Patrick O'Brien, and Ana Jones

OTHERS PRESENT: Alan Zakin, Board Attorney; Christopher Borinski, Board Engineer; Jessica Caldwell, Board Planner and Desi Ruffo, Board Secretary.

Motion by Chris Fleischman and seconded by Barbara Chiappa to approve the bills as presented.

YEA – 7 NAY – 0 ABSENT – 4

Minutes from the November 22, 2022 meeting to be approved at the next scheduled meeting on January 10, 2023.

MASTER PLAN: Motion by Marc Harris and seconded by Barbara Chiappa to approve the addendum to the Housing Element and Fair Share Plan.

YEA – 7 NAY – 0 ABSENT – 4

OLD BUSINESS:

Application: Wharton Developments A (Block: 903 Lots: 2 and 2.03)

JOSHUA WIRRY, PROJECT MANAGER at DYNAMIC ENGINEERING, CHESTER, NJ

A meeting with the Fire Chief was held and the following suggestions were agreed upon to be incorporated into the site plan. 1. Enlarge the curb radiuses at each of the three driveways to allow for more maneuverability for fire trucks to enter and exit the site. 2. Soften the proposed curb at the southeast corner of the building to allow for better maneuvering, a flush curb will be provided in the area as well. 3. Relocate two of the proposed shade trees in the parking area, to prevent overgrowth. The Police Chief reported the following: 1. An additional ADA space is required; as previously testified an additional ADA space near the main entrance will be provided. 2. Provide a right-turn only sign at the western driveway, the applicant will comply with additional sign and striping. 3. Two ornamental trees located in the site triangle, the applicant will comply and shift the trees several feet to alleviate the concern. **Submitted Exhibit A-8 dated 12/13/2022, Revised Site Plan ADA Parking Compliance.** An additional ADA surface parking space has been provided, which totals to seven ADA surface parking spaces in addition to two ADA garage spaces and one EV Charging space. The location of the charging spaces is compliant.

PETER WOLFSON, APPLICANT'S ATTORNEY at DAY PITNEY, PARSIPPANY, NJ

All the provisions in the Police Chiefs letter will be accommodated. Shown in the submission packet are the locations of the monitoring wells in Lot: 2.03. Applicant will provide a soil management plan to the Board Engineer.

Discussion between Chairman Loury, J. Wirry and J. Caldwell regarding the shade trees at the corner of the parking lot. J. Caldwell proposed a smaller species of trees, will review with the applicant.

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STUART A. JOHNSON, ARCHITECT at MINNO WASKO ARCHITECTS and PLANNERS, LAMBERTVILLE, NJ: Knox boxes on the building for access to the first responders will be provided. There will be a total of four egress stairs for the residents to exit the building in the event of a fire. The gas meters will be on the building, mounted on the rear of the building that will be clearly labeled with each unit in the building. The electric meters interior to the building will also be identified with which unit they are connected to. The trash room will have sprinklers and fire extinguishers. The building shall be easily identified from the roadway with a building number. Upon completion of construction, electronic & hard copy documents will be supplied to the Borough, including Police and Fire departments to familiarize with the building layout.

- **J. Caldwell:** suggested having the Fire department visit the building as it is constructed, the applicant agreed to have the Fire department visit the building at 50 percent completion of construction and again at full completion of construction before the building is open to the public so the Fire department can have the opportunity to train and learn the layout.

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- **A. Zakin:** The applicant is seeking approval is a multi-family building with 182 units in the new Redevelopment District that was created and described. The construction will be as presented in the schematics and design. Samples of materials and colors will be provided to the board. Any existing railroad easements will be confirmed. Applicant will comply with all memos furnished by the board professionals as well as what was discussed in the police and fire reports. The cement structure near the rail road tracks will be fenced. All environmental protocols required by federal, state, county and any other government officials will be strictly followed and there will be an appropriate plan design in coordination with the Board Engineer. Upon completion of construction, the applicant will submit final plans (electronic and hard copies) in a format agreeable to the first responders and the Borough for emergency service access. Fire protocols as discussed per the memo will be followed, including proper labeling of meters, knox boxes and signage as well as the removal of trees and other changes as discussed on the record. A complete layout will be furnished with electronic and hard copies to the Borough. Consideration of environmental sensitivity of site, with specifics to soils and spoils. Affordable housing units will contain finishes similar in appearance to the market rate units. A parapet screening the rooftop equipment will be on all four sides of the building as approved by the Board Planner. Tandem parking spaces will be linked to the same unit. No retail on the property, all amenities on the property will be available to tenants only. The maintenance manual will be approved by the board professionals. A premium rate for garage spaces and single rate for surface parking spaces. All fees are paid and property must be maintained during construction in an appropriate aesthetic and safe manner.

Motion by Marc Harris and seconded by Peter Rathjens to approve the application with the conditions as discussed.

YEA – 7

NAY – 0

ABSENT – 4

NEW BUSINESS:

Application: Delton, LLC (Block: 106 Lots: 3 and 16)

PETER WOLFSON, APPLICANT'S ATTORNEY at DAY PITNEY, PARSIPPANY, NJ

This application is for 19 Jackson Avenue and 7-9 Clay Street both lots are located in the R75 zoning district. No improvements are proposed on either lot. The lot line adjustment is needed, as there is an existing encroachment. The applicant acknowledges receipt of memos from the Board Engineer and Board Planner. The applicant has no intention to subdivide Lot: 16. The subdivision will be filed with the county by deed.

JEFFREY S. GRUNN, PROFESSIONAL SURVEYOR at LAKELAND SURVEYING, ROCKAWAY, NJ

Submitted Exhibit A-1 dated 12/13/2022, Proposed Minor Subdivision

It was determined after surveying the properties a gore between the properties exists, which is causing an encroachment. The applicant has proposed moving the lot line to alleviate the encroachment. The new proposed lot line will be moved 14.91 feet

- **C. Borinski:** asked for the applicant to confirm with the Tax Assessor if new lot numbers are required. Asked the applicant to verify with utility records of any existing water mains.
- **M. Harris:** asked for a condition if any utilities are servicing the property a deeded easement is recorded.

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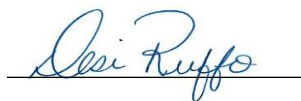
Motion by Marc Harris and seconded by Chris Fleischman to approve the application with the conditions as discussed.

YEA – 7 NAY – 0 ABSENT – 4

Mayor Chegwidden informed the board of the Wharton School planning meeting scheduled December 14, 2022.

ADJOURNMENT AT 8:29 P.M.

Respectfully submitted,



Desi Ruffo
Planning Board Secretary