

Greenwich Township Land Use Board Meeting

MEETING MINUTES

June 13, 2019

The June 13, 2019 Regular Meeting of the Greenwich Township Land Use Board was called to order by vice chairman, Bruce Williams at 7:30 p.m.

Adequate notice of this meeting has been given in accordance with the Open Public Meeting Act in that a notice was published in the “Star Ledger” and “Express Times” newspapers. Notice was posted on the municipal bulletin board in the Township Administration Building in Greenwich Township, New Jersey and notice was filed with the Township Clerk.

Roll Call

Members present: Frank Marchetta, Bruce Williams, Paul Beam, , Mark Scuderi, Joseph Cicchiello , Gary Hill, Joseph Fiamma, Bill Kanyuck Pam Peslis and Cathie Cullen

Excused Members: Ray Buckwalter, Dawn Marie Kondas and Jeremy Blunt

Others present: Board Attorney Jon Drill, Board Planner Elizabeth McManus, Board Engineer Michael Finelli and Board Secretary Zuzana Karas

Absent Professional: None

(A motion was made by Gary Hill and seconded by Mark Scuderi to excuse the absence of board members Ray Buckwalter, Dawn Marie Kondas and Jeremy Blunt.)

Flag Salute

Minutes

April 11, 2019 Regular Meeting

A motion was made by Gary Hill and seconded by Mark Scuderi to approve the Land Use Board’s April 11, 2019 regular meeting minutes.

A roll call vote was taken and the motion was approved on the following vote:

Ayes: Bruce Williams, Dawn Marie Kondas, Mark Scuderi, Joseph Cicchiello, Bill Kanyuck, Gary Hill, Joseph Fiamma and Paul Beam

Abstain: Cathie Cullen, Frank Marchetta and Pam Peslis

Nays: None

Public Hearing: Application No. 2019-01-GREENWICH DUMONT URBAN RENEWAL ASSOCIATES, LLC-PROPOSED WILLIOWS AT GREENWICH- Block 26, Lot 2- Greenwich Street (CR-638) and Dumont Road - Application for Preliminary Site Plan Approval for a 66-unit 100% affordable housing development on the so-called “Dumont Road site”.

Appearing for the Applicant: Kate Coffey, Esq. (from Dave Pitney, applicant’s attorney), Geoffrey Long (Ingerman’s Development Director), Brett W. Skapinetz, PE and PP (Applicant’s civil engineering and planning expert), Craig W. Peregoy, PE (Applicant’s traffic engineering expert), Jacqueline Camp, RA, AIA (Applicant’s architectural expert).

It was noted for the record that the application was reviewed for completeness in accordance to Mike Finelli’s, *Initial Completeness Review Report*, dated June 11, 2019, and some waivers are required if the application is to be deemed to be complete. A motion was made by Joseph

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Fiamma and seconded by Frank Marchetta to grant the eight waivers at issue, which were checklist items #31, #42, #46, #51, #64, #77, #78 and #82, all per the recommendation by Mike Finelli in his completeness review report.

Roll Call Vote on Motion to Grant the Waivers and Deem the Application Complete:

In Favor: Paul Beam, Joseph Cicchiello, Frank Marchetta, Bruce Williams, Cathie Cullen, Mark Scuderi, Gary Hill, Joseph Fiamma and Bill Kanyuck.

None Opposed.

Board attorney Jon Drill, swore in all the witnesses for the applicant along with the boards' engineer, Mike Finelli and boards' planner Beth McManus.

Board Secretary Zuzana Karas confirmed that notices were sent by certified mail to all owners of lots within 200' of the property and that notice was published in the newspaper. Board attorney Jon Drill confirmed the content of the notice was satisfactory

The applicant's attorney Kate Coffey came forward and explained the applicant is seeking Preliminary Site Plan Approval and would return for Final Site Plan Approval at a later date if Preliminary Approval was granted. The applicant is seeking to develop 66-unit 100% affordable housing development on the so-called "Dumont Road site". She explained further that this site is designated on the Township tax maps as Block 26, Lot 2. She stated that the applicant is also seeking C variance relief.

The applicant's engineering and planning expert, Brett W. Skapinetz, PE and PP, came forward. He provided his credentials to the Board and was accepted as an expert to provide testimony on the application.

Exhibit A-1: A colored version of an arial map dated 5-2-19.

Exhibit A-2: An exhibit labeled 'Overall Site Plan Rendering' preparation date of 6-13-19.

Mr. Brett W. Skapinetz, explained the various areas shown on both the exhibits specifically focusing on exhibit A-2, explaining the buildings, parking and landscaping proposal. He went into general detail regarding drainage, lighting, sidewalks, landscaping, signage and utilities being presented on the site. Mr. Skapinetz also explained that applications to both Warren County and to The Soil Erosion Conversation District have been submitted. Both are required with this application due to development on a county road and disturbance of over 5,000 square feet of soil.

Questions started to arise regarding the layout of the parking and if the applicant considered an alternative parking configuration at any point. Mr. Brett W. Skapinetz, confirmed there was another proposed plan that was considered due to Mike Finelli's letter. He then brought forward exhibit A-3 to present to the board and the public.

Exhibit A-3: Plan title, 'Alternate Site Plan Exhibit' prepared on 6-13-19. This non- colored version demonstrated an alternative parking layout proposing parking in-between the two-story

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multi unit apartment buildings. The exhibit also showed landscaping super-imposed, along with the A-3 exhibit presenting 16 more parking stalls than exhibit A-2.

The parking shown on exhibit A-2 and exhibit A-3 was evaluated and discussed. Chairman Bruce Williams decided it would be best to take a straw vote from the board deciding which plan was preferred. Chairman, Bruce Williams, then asked if anyone from the public that had questions or comments regard exhibit A-2 and exhibit A-3 to please come forward.

Questions and/or Comments from the Public:

1. Brad Russo-26 Ivan Way, Block 26, Lot 5.04, was sworn in by Board attorney Jon Drill. Mr. Russo shared his concerns regarding the parking extending much closer to residential housing behind the site, in exhibit A-3 versus exhibit A-2. Mr. Brett W. Skapinetz explained that this would be the most accommodating to the residents on the site, while emphasizing that the buildings would act as a buffer for both noise and lighting. Mr. Russo said that if that was the case then he would rather the parking configuration plan shown on exhibit A-3 over Exhibit A-2.

2. Kevin Sherlaw, 204 Ivan Way, Block 26, Lot 5.03, was sworn in by Board attorney Jon Drill. Mr. Sherlaw sought clarification on the landscaping that would take place on both the exhibits, Mr. Brett W. Skapinetz again explained the precise landscaping and buffering both the plans would satisfy. Mr. Sherlaw then stated he would also be in favor of site plan exhibit A-3 over exhibit A-2.

Dumpster locations along with enclosed were addressed allowing the board and the public to understand which location was designated for such a necessity. Two dumpsters were sufficient for the site, as per Mr. Geoffrey Long, yet he did inform the board that if a third dumpster was requested by the board the applicant would agree and add a third dumpster.

No other questions or comments were made by both the board members and public on these issues so the straw poll was taken, which unanimously favored a condition requiring the site plan that has been filed to be revised to incorporate the changes reflected on exhibit A-3.

Discussion then turned to the issue sidewalks and/or a potential cross walk which would provide safety access to and from the site with regards to the school and park located relatively close to the property. The applicant would make a recommendation to Warren County with whichever the board favored. It was explained, however, that regardless of the preference the country's decision would override any recommendation given by this board. Different approaches to keeping the site as safe as possible while also allowing children the ability to walk to school, which the board felt was important, was discussed in detail. The idea of a path, financially provided by the applicant, from the back end of the site to Greenwich Street was proposed as an option. A straw poll was taken which a majority of board members were in favor of the path. This path would ultimately cross the applicant's property leading to a Greenwich owned property, a stormwater facility/collection area, leading to Greenwich Street.

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Chairman, Bruce Williams, then asked if any board members or anyone from the public had any further questions or comments regarding Mr. Brett W. Skapinetz testimony.

Questions and Comments from the Public:

1. Kevin Sherlaw, 204 Ivan Way, Block 26, Lot 5.03, previously sworn in, came forward and stated that he does not support the path proposed due to the buffer being disturbed.

2. Ken Torres, 200 Ivan Lane, Block 26, Lot 5.01, was sworn in by Board attorney Jon Drill. Mr. Torres commented to the board that pedestrians will cut through properties and avoid the proposed walkway, due to an obvious short cut.

The applicant's attorney Kate Coffey then addressed the board to go over reviews from the township planner, Beth McMannus, and township engineer, Mike Finelli. The comments with which the applicant did not agree with were addressed at this time with testimony given by Mr. Brett W. Skapinetz. Comments #2, #15, #17 and #20 were addressed from Mike Finelli's report dated June 12, 2019, Mike Finelli was satisfied with the testimony given. Ms. Coffey then began to address Beth McMannus's report dated June 10, 2019. Again, the applicant was willing to comply with all of Mrs. McMannus's comments and/or concerns aside from #3.2-3.6, #4.1 and #4.2 with which they explained and Beth confirmed she was satisfied.

Concerns regarding fire safety and prevention were questioned by board member, Frank Marchetta, the applicant confirmed that no report was received by the township fire marshal at the time of the hearing. It was also noted as a condition of approval that the applicant would comply with any recommendations made and/or suggested by the fire marshal. The applicant agreed to this condition.

Discussions again lead back to the topic of a potential sidewalk, cross walk or a possible path, to make the site accessibly for pedestrians. Mike Finelli, the township engineer, said a light would ultimately be the best solution. The board then came to a conclusion that they want the applicant to propose option 1 which would be to apply to the county for a cross walk. A straw poll was taken that did favor this option reversing the last straw poll.

The applicant's architectural expert, Jacqueline Camp, RA, AIA, came forward. She provided here credentials to the Board and was accepted as an expert to provide testimony on the application.

Ms. Camp explained the design, materials and amenities proposed for the six two-story multi-unit apartment buildings. The design for the site, which includes a total of twelve one-bedroom units, thirty six two-bedroom units and eighteen three-bedroom units, was explained. The community building was also shown, with a brief description of the services included in it. The color scheme was not yet determined. Laundry, storage, on-site management, stones, roofing, neutral pallets, and satellite dishes were explained following questions from the board, with the help of Mr. Geoffrey Long. The applicant agreed to a condition being imposed on the preliminary approval that, prior to final approval, the Board shall have the right to review and approve the colors and materials.

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The applicant's traffic engineering expert, Craig W. Peregoy, PE, came forward. He provided his credentials to the Board and was accepted as an expert to provide testimony on the application.

Mr. Peregoy explained the fact that the site would generate an insignificant increase in traffic volumes, from the studies conducted. He went on to provide calculations that showed an increase of 32 trips in the morning peak hour and 41 in the evening peak hour. He explained that 100 trips would be deemed as significant so this was less than half under that amount. Once Mr. Peregoy was complete with his testimony questions followed which ultimately lead back to discussion pertaining safety pedestrian walkways. The best solution as per Craig W. Peregoy, was placing a cross walk directly at the interesting. His second option would be the path as proposed earlier.

Chairman, Bruce Williams, then asked if any board members or anyone from the public had any further questions or comments regarding Mr. Peregoy's testimony.

Questions and/or Comments from the Public:

1. Tammy Hill, 529 North Main Street, was sworn by Board attorney Jon Drill. She asked when the traffic study was done was it between 2:45-3:45 when the elementary school gets out? Mr. Peregoy's answered that it was done during the hours of 4:00pm to 6:00pm and also explained that 4:00-6:00 would show the most significant levels of traffic because of retail and commuter traffic.

Chairman, Bruce Williams, then asked if any anyone from the public had any additional comments regarding the application prior to deliberation and a vote. No one came forward.

Board attorney Jon Drill reminded the Board that the applicant is seeking Preliminary Site Plan Approval at this time. He also explained that the applicant also seeks a C variance from the requirement of providing sidewalks to allow it to not provide a sidewalk on Greenwich Road and a C variance from the berm requirement to allow the berm to be cut to allow the walking path discussed during the testimony and the straw polls. He further explained that, as to the C variance regarding the sidewalk, the applicant was seeking a C-1 hardship variance, with the hardship or practical difficulty with installing the sidewalk along Greenwich Street being the grading issues that would be encountered along with installing a sidewalk to nowhere. As to the C variance to allow cutting the berm, the applicant was seeking a C-2 variance only if option 2 is utilized in providing a walkway. If option 2 is not utilized the C-2 variance would be null and void and strict conformance to the berm requirement would be required.

Deliberation for the board started which lead back to concerns regarding granting the C-2 variance, cutting of the berm with a proposed walkway. A straw vote was taken and a tie resulted to grant the C-2 valance of cutting the berm, with Board member Beam the tie breaker and not being able to make up his mind at the time of the straw poll.

A motion was made by Gary Hill, seconded by Joseph Cicchiello, to grant the C-2 variance to allow the applicant to remove part of the berm but on the condition only if option 2 is chosen to provide a path.

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Roll Call Vote on Grant of C-2 Variance passed on the following 5-4 vote:

In Favor: Paul Beam, Joseph Cicchiello, Bruce Williams, Cathie Cullen and Gary Hill.

Opposed: Frank Marchetta, Mark Scuderi, Joseph Fiamma and Bill Kanyuck.

A motion was made by Gary Hill, seconded by Joseph Cicchiello, to grant the C-1 variance to allow the applicant not to install a sidewalk along Greenwich Street subject to conditions:

Roll Call Vote on Grant of C-1 Variance passed unanimously:

In Favor: Paul Beam, Joseph Cicchiello, Bruce Williams, Cathie Cullen, Gary Hill. Frank Marchetta, Mark Scuderi, Joseph Fiamma and Bill Kanyuck.

Opposed: None.

A motion was made by Gary Hill, seconded by Joseph Cicchiello, to grant Preliminary Site Plan Approval subject to conditions:

Roll Call Vote on Grant of Preliminary Site Plan Approval passed unanimously:

In Favor: Paul Beam, Joseph Cicchiello, Bruce Williams, Cathie Cullen, Gary Hill. Frank Marchetta, Mark Scuderi, Joseph Fiamma and Bill Kanyuck.

Opposed: None.

Adjournment

A motion was made by Gary Hill and seconded by Frank Marchetta to adjourn the meeting at 10:40p.m. The motion was passed unanimously.

Zuzana Karas, Land Use Board Secretary.