

Greenwich Township Land Use Board Meeting
MEETING MINUTES
October 10, 2019

The October 10, 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: Bruce Williams, Paul Beam, Gary Hill, Bill Kanyuck, Joseph Cicchiello, Dawn Marie Kondas, Pam Peslis, and Cathie Cullen

Excused Members: Frank Marchetta, Ray Buckwalter, Mark Scuderi, Joseph Fiamma, and Jeremy Blunt

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

Excused Professionals: Board Planner Elizabeth McManus

(A motion was made by Dawn Marie Kondas and seconded by Joseph Cicchiello to excuse the absence of board members Frank Marchetta, Ray Buckwalter, Mark Scuderi, Joseph Fiamma, and Jeremy Blunt.)

Flag Salute

Minutes

July 11, 2019 Regular Meeting.

The board secretary confirmed, for Resolution No. 2019-01 Gary Hill made the motion and Dawn Marie Kondas seconded. As for Resolution No. 2019-02, Bruce Williams made the motion and Gary Hill seconded.

A motion was made by Dawn Marie Kondas and seconded by Gary Hill to approve the Land Use Board’s July 11, 2019 regular meeting minutes with the amended changes.

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

Ayes: Bruce Williams, Paul Beam, Gary Hill, Dawn Marie Kondas, Bill Kanyuck, and Pam Peslis

Abstain: Joseph Cicchiello and Cathie Cullen

Absent: Ray Buckwalter, Mark Scuderi, Frank Marchetta, Joseph Fiamma, and Jeremy Blunt

Nays: None

August 8, 2019 Regular Meeting.

A motion was made by Dawn Marie Kondas and seconded by Joseph Cicchiello to approve the Land Use Board’s August 8, 2019 regular meeting minutes.

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

Ayes: Bruce Williams, Paul Beam, Gary Hill, Dawn Marie Kondas, Bill Kanyuck, and Pam Peslis

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Abstain: Joseph Cicchiello and Cathie Cullen

Absent: Ray Buckwalter, Mark Scuderi, Frank Marchetta, Joseph Fiamma, and Jeremy Blunt

Nays: None

Public Hearing: Application No. 2019-02-JERC Partners LIX, LLC-Multi-Family Housing- Block 40, Lot 1.01-Route 173- Application for Preliminary Site Plan Approval for a 64-unit 100% affordable housing development.

The applicant requested to be carried to December, as per an email dated October 10th, 2019 from the applicant's attorney, Jong Sook Nee. Although, the applicant did properly notice, the board requested the applicant renote 10 days prior to the December 12th hearing. This is to ensure the public is fully notified considering the two month time span.

Ross Stores, Inc. d/b/a Ross Dress For Less-Signage Application No. 2019-3-Block 26, Lot 33.01-Variance Relief (Hardship) for Signage Only.

Appearing for the Applicant: Michael J. McKenna (representing the applicant) along with Joseph Raday, a traffic engineer, Lance Forbeck, the District Manager for Ross Stores, and Pinny Taub, Maintenance Director from Madison Properties.

It was noted for the record that the application was reviewed for completeness in accordance to Mike Finelli's, *Second Completeness Review and Initial Technical Review Report*, dated October 3, 2019.

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

Board Secretary, Zuzana Karas, confirmed that notices were sent via 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.

Michael J. McKenna addressed the board with a brief summary of the application and reason for appearing before the board. He introduced Mr. Pinny Taub, the landlord's representative, being a fact witness for the application. Mr. Taub explained that the current vegetation has been an ongoing problem for the site hence this request for more visible signage. He also explained the space has been vacant for two and a half years since Staples relocated.

The board had no further questions for Mr. Taub.

He was excused at 7:55pm.

District Manger, Lance Forbeck, came forward whom has been an employee of Ross Stores for over 15 years. He has also played a significant role in the opening of 35 new stores. Mr. Forbeck confirmed, after some questioning from the board, that the proposed signs are part of a standard sign package used for all of the Ross Stores. He also explained that both the Bethlehem location and White Hall location have these signs as well.

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The board also addressed a concern of having the store reference itself as a 'Phillipsburg Ross Store' since the location is in Greenwich. Mr. Forbeck had no objection to being mindful of this and thanked the board for making him aware of such correction.

Confusion regarding the vegetation in front of the site led to the discovery that the town actually owns that piece of property. The board advised the applicant to seek a request to trim some vegetation and/or inquiring about the possibility of additional signage in that area, through the Township Committee. The applicant was thankful for the information and also confirmed they would look further into that.

Mr. McKenna attempted to proceed with the application not having any visuals for the board which caused confusion. This then lead to lots of questions and side conversations. Board members explained that they were use to having poster board site plans to follow along with during the hearing.

Unbeknown to Mr. McKenna, Mike Finelli noticed the plans included façade changes due to the proposed signage. Attorney, Jon Drill, informed the applicant that this would change the application to an Amended Site Plan application, requiring additional fees and/or additional documents.

The board felt that, regardless of the attempt made, they were not fully acknowledging what they were being asked to vote on. Mr. McKenna apologized for the lack of material at hand while also requesting the board to carry the application to another date. The board agreed to have the application heard on November 14th, not requiring the applicant to re-notice.

Escrow Process

The board along with the professional created a method to avoid any escrow accounts from falling short during time of application and/or review. The board secretary, CFO, along with the professionals will now be emailing prior to a hearing. This will ensure all accounts are replenished and adequate funding is available before any hearings, meetings and etc. are scheduled.

Master Plan Revision

The board members asked how to go about the Master Plan Revision process while spending the least amount of money. Board Attorney, Jon Drill, advised the board that he recommends getting a quote from the township planner, Beth McMannus, while also working with a subcommittee. Mr. Drill went on to further example how other towns have gone about this, some spending more, some spending less.

Solar Panels

Board member, Paul Beam, addressed the board regarding the town's solar panel ordinance, a topic not on the agenda. He questioned if any changes where anticipated regarding this ordinance that has restricted several residence from installing solar panels. Jon Drill, along with vice-chairman, Bruce Williams, confirmed that unless this should turn into a legal issued, the master plan revision would evaluate the ordinance at time of revision.

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November Hearing

The board secretary, Zuzana Karas, confirmed that due to the Leagues of Municipalities Conference, the Land Use hearing would be meeting on November 7, rather than November 14th. Jon Drill advised the board that he would have someone fill in as he has other commitments already scheduled.

Mr. Drill also put on record that applicant Ross Stores, Inc. d/b/a Ross Dress For Less-Signage Application No. 2019-3-Block 26, Lot 33.01-Variance Relief (Hardship) would be carried to November 7th, not November 14th, as earlier stated. He confirmed he would advise the applicant of this change in which the applicant would not need to re-notice.

Adjournment

A motion was made by Bill Kanyuck and seconded by Joseph Cicchiello to adjourn the meeting at 9:20p.m. The motion was passed unanimously.

Zuzana Karas, Land Use Board Secretary.