

Borough of Dunellen
Planning Board
355 North Avenue, Dunellen, New Jersey 08812

Agenda
Planning Board Meeting
August 26, 2019

Call to Order:

Mr. Dornbierer called the meeting to order at 7:04 pm.

Open Public Meeting Act Statement:

Attorney John Lore read the statement of compliance into record.

Roll Call:	Present	Absent
Kevin Bachorik		x
Ken Bayer	x	
Tom D'Amico	x	(arrived at 7:20pm)
Adam Gordon	x	
Scott Luthman	x	
Robert Seader	x	
Barbara Seif		x
Randee Staats	x	
Chairman- Roger Dornbierer	x	
Board Attorney- John Lore	x	
Lou Ploskonka (CME Eng)	x	

Approval of Minutes:

Approval of Minutes from the February 25th, meeting have been postponed until the next meeting.

*****DUE TO FAULTY SOUND EQUIPMENT THERE ARE SOME GAPS IN TESTIMONY WHICH ARE INDICATED BY QUESTION MARKS (???)*****

“WITH REFERENCE TO ANY QUESTION MARKS, THE BOARD HEREBY INCORPORATES BY REFERENCE THE RESOLUTION WHICH IS BEING ADOPTED WITH REFERENCE TO THIS APPLICATION.”

Old Business:

No old business

New Business:

Site Plan Approval

1. 19-01 528 North Avenue LLC
520-536 North Avenue
Block 34 Lot 31, 32, 33, and 34

Mr. Francis Regan of the Law Firm of Decotiis, FitzPatrick, Cole & Giblin LLP introduced himself as the Lawyer representing the applicant, 528 North Ave LLC.

He presented the Board with the application for preliminary and final major site plan approval for the properties.

He offered testimony from three witnesses:

Mr. Rocco Campanella, Architect with Architecture Plus

Mr. Kevin Page, Engineer with Page- Mueller Engineering Consultants, PC

Ms. Betsy Dolan, Traffic Engineer

Mr. Dornbierer- asked Mr. Luthman if all escrows have been paid for this meeting.

Mr. Luthman- answered yes

Mr. Lore- swore in Mr. Rocco Campanella as the first witness

Mr. Campanella and Mr. Regan talked amongst themselves, then, Mr. Campanella began to describe the ground floor plans which the Board had copies of and which were displayed in front of the room. He started with (A1P) the ground floor plans.

Mr. Dornbierer- any questions from the Board?

Mr. Gordon- Front of plans show stairs- what are they for?

Mr. Campanella- the property elevation changes from front to back; stairs are for first floor only.

Mr. Dornbierer- any other questions from the Board?

None

Mr. Campanella- began to describe (A2P) the exterior elevation of the building. He continued with (A3P) the other outside views of the building.

Mr. Campanella- stated that the first floor will be parking, common spaces, and mailroom and the second and third floors will be residential use.

Mr. Regan- went through the CME letter dated May 28th, 2019 and amended May 29th, 2019. He addressed all CME concerns listed in the letter.

Mr. Campanella- stated that the entire site will be all rental apartments and will be fully sprinkled.

Mr. Dornbierer- will there be lighting outside?

Mr. Campanella- there will be safety lighting outside the building and the garage will be fully lit. The building will have soft accent lighting on the outside.

Mr. Regan- had nothing further to discuss.

Mr. Lore- are there any waiver requests?

Mr. Regan- in the May 29th letter I don't believe Mr. Ploskonka requested any. I don't believe there are any waivers for the architect-engineer.

Mr. Lore- to Mr. Campanella- have you done anything similar?

Mr. Campanella- 100 units in S. Orange

Mr. Lore- tell us about the tandem parking spaces

Mr. Dornbierer- please define the tandem parking spaces

Mr. Campanella explained the tandem parking spaces. One vehicle parked in front of another, access from one direction only.

Mr. Regan explained how the tandem spaces would be assigned and used.

Mr. Campanella- applicant to modify plans to reduce 10 two-bedroom units to 8 two bedroom units, 2 three-bedroom units to 4 three-bedroom units.

There will be 2 one-bedroom units, 2 two-bedroom units and 2 three-bedroom units which will comply with the affordable housing act.

Mr. Dornbierer- any questions from the Board?

Mayor Seader- will there be any balconies and if so, how high?

Mr. Campanella- they are for appearance only, not usable.

Mr. Dornbierer- is there any other questions?

Mayor Seader- why change amount of bedrooms?

Mr. Campanella- otherwise the only 3 bedroom apartments would go to affordable housing, want flexibility for other applicants.

Mr. Dornbierer- it is now open to public to ask questions for architect

Questions:

Mr. Jason Cilento- 272 Maple Avenue- as of now there are 22 units and 2500 square feet of retail space. ???(Recording issue)

Mr. Al Weiss- 107 Madison Avenue- questions how the garbage area will be handled- will there be screening?

Mr. David Vail- 535 Front Street- ??? (Recording issue)

Mr. Ronald Fojtlin- 523 Front Street- ??? (Recording issue)

Mr. Regan- introduced Mr. Kevin Page- Engineer for Page-Mueller Engineering Consultants, PC

Mr. Lore swore in Mr. Page

Mr. Regan- handed out copies of pictures listed on record as A-1-5.

Mr. Page- discussed lots and put up an aerial view of the plan onto the easel, this was listed on record as A-6

This is the site dimension plan- Mr. Page described the site plan

Mr. Lore- will the tandem parking be listed in the leases?

Mr. Page- yes, the tandem spaces will be assigned to certain units. He then described the parking islands and buffers. He then entered into the record A-7- landscape plan- 10 % open space/ 10.2 landscape/89.2 coverage.

Mr. Page- continued to go over the plans, discussing the stairwells, the garbage chute to the compactor, how the garbage would be taken out – there would be no garbage

outside- there would be a private carting company to pick up garbage 2 to 3 times a week as needed.

Mr. Gordon- asked for an explanation of the garbage disposal and the compactor.

Mr. Page- answered that he didn't know how the compactor would work, had no details

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Mr. Regan- discussed the setbacks which comply with the Redevelopment plan.

Mr. Damico- asked about the existing buildings??? (Recording issue)

Mr. Regan- answered his questions to his satisfaction.

Mr. Page- discussed the Grading Plan back of property is higher by 2 ft to the front of the building- the land is fairly flat. There will be inlets for water drainage

Mr. Regan- asked about gutter flow.

Mr. Ploskonka- asked about water flow on the property.

Mr. Dornbierer asked about soil conservation.

Mr. Page- answered all questions to satisfaction.

Mr. Lore- asked about jurisdiction due to the county road.

Mr. Regan- Application has painted islands and curbing??? (Recording issue)

Mr. Page- there will be columns in concrete- easy to snowplow.

Mr. Ploskonka-asked about driving thru the property- curb vs. columns?
Curbed islands are recommended.

Mr. Page- answered Mr. Ploskonka about curbs.

Mr. Regan- Applicant will try to work with the Board

Mr. Lore- Conditions ??? (Recording issue)

Mr. Gordon- asked how large the columns would be?

Mr. Page- 18x18

Mr. Page- discussed the utility plan- the sanitary sewer plans- the gas service- storm water system- soil report- Dry wells for roof runoff only - fully sprinkled building- storm management plan.

He continued to discuss the light pole on the property- the engineer report-lights, benches, trash cans and frontage of the building.

Mr. Regan- on streetscape- the applicant will work with the Borough concerning fixtures.

Mr. Plosknona- standard signage?

Mr. Regan- there will be uniform signage.

Mr. Luthman-??? (Recording issue)

Mr. Page- discussed the Landscaping plan- for areas not under the corner of the building. He discussed what type of vegetation it will be- they will sit down with Mr. Ploskonka to discuss.

He discussed the CME report – about the overhead utility line- and no street trees planned yet.

Mr. Ploskonka- discussed that the tree people have a selection of trees for use. Ground cover was discussed and shrubbery planned.

Mr. Page- discussed the 6 ft solid fence that will be put up to buffer /screen the neighbors. He also discussed the ground cover that will be used.

Mr. Regan- stated that it is the applicants' preference that a 6ft vinyl fence would provide better screening for the neighbors.

Mr. Dornbierer- will there be any planting beds?

Mr. Page- there will be planting at the parking ends and fence ends.

Mr. Gordon- mentioned the walls that extend in front of the building to hide the parking area.

Mr. Page- went over the CME report

Mr. Lore- asked about waivers – referring to CME May 29th letter.

Mr. Page- went over the CME letter section by section.

Mr. Ploskonka- ??? (Recording issue)

Mr. Dornbierer- asked about the site triangle.

Mr. Regan- ??? (Recording issue)

Mr. Page-??? (Recording issue)

Mr. Regan- I have no further questions for this witness.

Mr. Lore- questions fire procedures. How would fire truck fit under the building?

Mr. Regan- answered that no fire vehicles on premises. Fires would have to be fought from street or inside the building.

Mr. Luthman- questioned where the standpipe is for fighting fire.

Mr. Lore- any problems with ambulances on premises?

Mr. Page- Ambulances will be fine to enter and exit premises. The fire hydrant can be connected to the pumpers.

Mr. Gordon- asked about fire at backside of building.

Mr. Luthman- do hoses and standpipe go all the way up the building?

Mayor Seader-??? (Recording issue)

Mr. Page- answered the Boards questions to their satisfaction.

Mr. Dornbierer- any other questions from the Board?

Mr. Ploskonka- analysis??? (Recording issue)

Mr. Luthman- questioned sewer line to main. Problem with sewer. Would like to cap the line at the edge of the property, not in the street at the connection to the main.

Mr. Page- will ask around about that. 4 to 6 trenches?

Mr. Gordon- questioned parking area light pole- any other locations for it?

Mr. Damico- questions about driveway design- how does it function.

Mr. Page- answers questions- talks about gutter guards and maintenance.

Mr. Dornbierer- any more questions from the Board.

No more questions.

Mr. Dornbierer opened the floor to public for questions.

Public Questions:

Mr. Ken Baudendistel- 446 Front Street – asked about the garbage removal process.
What kind of lighting on the property? Sanitary sewer impact?
Who will maintain the property?

Mr. Regan- The garbage removal will be through the driveway.
The lighting will be LED.
3000 gallons is nothing??? (Recording issue)
The property will be maintained by a Management Co or the owner.

Mr. Michael Reidy- 500 North Avenue- will there be a problem with sewage?
Where does the line go?

Mr. Page- a study was done that proved that the line can handle it.

Mr. David Vail- 535 Front Street- will the street parking be affected on garbage day,
moving day?

Mr. Page- those times and days will be worked out.

Mr. Jeff and Mrs. Carol Callahan-1125 Hanover-(lot 35) - A fence really needs to be put
up. Snow removal questions. Questions about the traffic between the hours of 4 to
6:30?

Mr. Page-there will be a front loader used for snow removal. 30 “ high plantings are
planned.

Mr. Ron Fojtlin- 523 Front Street-will the building be sided?

Mr. Campanella- answered satisfactorily.

Mr. Al Weiss- 107 Madison- will there be sprinklers? Bicycle storage?

Mr. Page- answered yes to both.

Mr. William Robbins- 319 S. Robert Street- questioned recycling and handicap???
(Recording issue)

Mr. Page- recycling pickup- commercially

Mr. Dornbierer- any more questions from the public?
No more questions, we will break for ten minutes.

Mr. Regan- introduces Elizabeth Dolan- Traffic Engineer.

Mr. Lore- swears in Ms. Dolan

Ms. Dolan- stated her experience

Mr. Regan- traffic statement ??? (Recording issue)

Ms. Dolan- went over the existing historical traffic and the NJ DOT report.

Mr. Regan- no further questions for Ms. Dolan.

Mr. Dornbierer- Any questions for the Board?

Mr. Gordon- asked about traffic counts- actual usage today?

Ms. Dolan- no, projections from a standard reference based on store type.

Mr. Dornbierer- questioned site triangles.

Ms. Dolan- discussed the survey.

Mr. Lore- will there be an increase to the existing traffic?

Ms. Dolan- it will be comparable to now.

Mr. Lore- will left turns be allowed?

Ms. Dolan- State Highway frontage- doubt it would be prohibited.

Mr. Lore- low impact usage?

Ms. Dolan- Yes

Mr. Dornbierer- will it affect traffic during rush hour?

Ms. Dolan- does not feel that an analysis of trip generator is required.

Mr. Dornbierer - traffic back-ups?

Ms. Dolan- suggested a DOT evaluation.

Mr. Dornbierer- would like DOT to look into it.

Ms. Dolan- an application was not made yet.

Mr. Gordon- asked if the DOT requires one direction driveways, in and out, who would they be designated?

Ms. Dolan – it will be In East and Out West driveways.
A plan will be put together for DOT.

Mr. Dornbierer – any other questions from the board?

Mayor Seader – there should be a sign no left turn to the Grocery Store.

Mr. Dornbierer- any questions from the public?

No questions from the public.

Mr. Regan- made a closing statement- hoping the Board could approve site plan with conditions.

Mr. Dornbierer- will doors open onto the sidewalk?

Mr. Regan- the entrance will be recessed

Mr. Dornbierer- any other questions from the Board?

Mr. Dornbierer and Mr. Lore and Mr. Ploskonka- stated the Conditions that must be adhered to by the applicant.

Mr. Dornbierer- if the application is approved, what has to be in place?

Engineering

Construction Approval

Fire Approval

Mr. Dornbierer- no permits will be issued until Scott receives all Bonds and Fees.

Mr. Luthman- nothing will be issued until all monies are paid.

Mr. Ploskonka- questioned demolition of property.

Mr. Page- after Approval of site plans- demolition will be started

Mr. Dornbierer- is there anything else to discuss?

Public question:

Mrs. Carol Callahan-1125 Hanover-(lot 35) – when Demolition is started will it be fenced in?

Mr. Page- yes

Mr. Dornbierer- would anyone like to make a motion, for preliminary approval of this Site Plan with all conditions?

Mayor Seader made a motion to Approve the Site Plan with Conditions,
Mr. Damico seconded the motion.

Vote to approve site plan with Conditions:

	YEA	NEY	ABSTAIN
Ken Bayer	X		
Thomas D'Amico	X		
Adam Gordon	X		
Scott Luthman	X		
Robert Seader	X		
Randee Staats	X		
Roger Dornbierer	X		

Site Plan approved

Board Member Comments:

Mr. Luthman- Villani application never got signed.

Public Comments:

No public comments

Adjournment:

Motion to adjourn was made by – Mr. Randee Staats
Seconded by – Mr. Thomas D'amico
Meeting adjourned at 9:48 pm.


Chairman

12/2/19
Date of Approval


Secretary


Recording Secretary