

Minutes
 Highland Park Planning Board
 Council Chambers, Borough Hall
 221 South Fifth Ave. Highland Park, NJ
 Regular Meeting –September 18, 2014

Call to Order

The regular meeting of the Highland Park Planning Board was called to order at 7:30 pm in accordance with the rules for the Open Public Meetings Act by Vice Chairperson Kluger at 7:30 pm; Mr. Kluger indicated the location of the fire exits.

Roll Call

Present	Kim Hammond,(8:27 pm) Lita Greenberg, Alan Kluger, Allan Williams, Paul Lanaris, Padraic Millet, Heather Wilkerson , Scott Luthman,
Absent	Steve Nolan, Stephany Kim
<u>Board Professionals</u>	Roger Thomas, Esq. Board Attorney Allen Schectel, Board Planner Ken Zielinski, CME Board Engineer

There was a motion from Mr. Millet with a second from Ms. Greenberg for an executive session to discuss pending litigation.

Roll Call

Present	Alan Kluger, Lita Greenberg, Allan Williams, Paul Lanaris, Padraic Millet, Heather Wilkerson, Scott Luthman
Absent	Kim Hammond, Steve Nolan, Stephany Kim

Motion approved at 7:32 pm the board went to executive session.

At 8:26 pm the public meeting reconvened.

Approval of minutes of previous meetings

April 24, 2014 Regular Meeting

There was a motion from Mr. Millet with a second from Mr. Williams to approve the minutes and with a voice vote by all present the minutes were approved. Ms. Wilkerson abstained.

Abraham and Bessie Hann Charitable Foundations, Inc.
 114 Johnson St.
 Block 16 Lots 5,6,& 7
 Docket #P2014-02

There was a motion from Mr. Millet with a second from Lita Greenberg to deem the application complete.

Aye	Kim Hammond, Lita Greenberg, Alan Kluger, Paul Lanaris, Allan Williams Scott Luthman, Padraic Millet, Heather Wilkerson.
Nay	None
Abstain	None
Absent	Steve Nolan, Stephany Kim.

Motion approved.

Ron Shimanowitz, Esq. appeared on behalf of the applicant. Abraham and Bessie Hann Charitable Foundations, Inc., 114 Johnson St., Block 16 Lots 5,6,& 7. The application is seeking approval for a minor sub division and bulk variances to build two single family homes. Mr. Robert Dorfman, affirmed and testified that his offices are located at 145 Nielson Street in

New Brunswick he has been the general counsel to the Abraham and Bessie Hahn Foundation since 2007. The foundation was created in 2004 by the late Abraham Haim for the purposes of community education and social welfare. The subject property was the Hahn family residence and is currently vacant. The foundation is seeking board approval for two single family residences to generate revenue for the foundation.

The meeting was open to the public, no one from the public appeared.

Scott Turner a New Jersey licensed civil engineer whose offices are at 261 Cleveland Ave. Highland Park was accepted as an expert in engineering. Mr. Turner marked

- Exhibit A-1 titled "An aerial of 114 Johnson Street" and dated 9-18-14. The exhibit depicted a colorized version of the site plan with an aerial view of the site and was prepared by Mr. Turner's office.

Mr. Turner testified that the subject site is 90 feet in width and 150 feet in length. There is currently a house, a shed and a garage on the site. The applicant is seeking approval to subdivide the lot into two lots for the construction of two single family homes. The application requires approval for bulk variances and a variance the proposing attached garages. Mr. Turner testified that If the subject lot was not divided a large house could be constructed. Mr. Turner testified that the applicant will comply to all items in the CME report prepared by Bruce Koch and dated July 14, 2014. The proposed houses will be approximately 2,216 square feet with garages in the front. Mr. Turner testified that the applicant would agree to an eight foot inset for the garage.

The meeting was open to the public, no one from the public appeared.

Steve Druga, a New Jersey licensed architect whose offices are located at 250 Stelton Rd. Piscataway, New Jersey was qualified as expert in architecture. Mr. Druga reviewed floor plans for the first and second floor. Mr. Druga marked

- Exhibit A-2 dated 9-6-14; front, side and rear elevations. Mr. Druga marked
- Exhibit A-3 dated 9-6-14; changes to the buildings in response to Mr. Schectel's report dated June 11, 2014.

Mr. Druga discussed changing the footprint. Mr. Druga testified that he tried to design a house similar to the existing housing stock. Mr. Shimanowitz said that the applicant is open to suggestions from the board. There was discussion about whether the proposed houses would be consistent with other houses in the neighborhood.

The meeting was open to the public.

Irene Silos 115 Johnson St. asked if there was anything to prohibit the use of the third floor as living space. Mr. Luthman said the building code.

David Karleback a licensed New Jersey planner whose offices are located at 38 Ridgewood Ave. Ridgewood New Jersey, was sworn in and accepted as an expert in planning.

Mr. Karleback presented

- Exhibit A-4 a combination of aerial and area photographs.

Mr. Karleback provided planning testimony in support of the application and said that the proposed plan eliminates the possibility of an oversized house on the site. Mr. Karleback testified that two of the side yard variances were minimal and would only impact the proposed houses.

Mr. Karleback testified that many of the newer homes in the surrounding area have front facing garages. Mr. Karleback agreed that an eight foot inset would minimize the impact of the garage. Mr. Karleback testified that the proposed plan presented a better opportunity for zoning and planning for the site and would advance the purposes of the municipal land use law. Mr. Karleback suggested that by providing more harmonious lot sizes the benefits of the proposal would outweigh any detriments. Mr. Turner returned to testify about the setbacks. There was a brief discussion about reducing the size of the house.

The meeting was open to the public.

Lois Lebbing, North 2nd Ave. asked if any of the materials could be recycled.

Susan Liebel 113 Johnson St. said that there is one house with a detached garage on the block and the house faced South Second, Johnson Street has no front facing garages. There was discussion about the representation that there are houses with attached front facing garages. Many of the houses represented were built prior to the garage ordinance and are located in other areas of town. Ms. Liebel said her home has a driveway but no garage.

There was a question about whether it is possible to construct detached garages on the site. Mr. Schectel stated that a center shared driveway would make it possible to construct detached garages.

Mr. Shimanowitz said the applicant is looking for guidance from the board and will return to the next meeting with sketches of options but not full plans.

The matter will be carried without further notice until October 23, 2014 at 7:30 pm

A 9:43 pm the board adjourned for a brief recess and at 9:50 pm the meeting resumed.

Merriewold at Highland Park-Kaplan & Sons
433 River Road
Block 189 Lot 4
Docket P2014-01

Mr. Thomas reported that there was a jurisdictional question regarding which board should hear the application. The question pertained to the stream corridor protection area and the riparian buffer corridor. Mr. Thomas reported that based on reports from the board planner and the board engineer the application is within the planning board's jurisdiction.

There was a motion from Mr. Millet with a second from Mr. Luthman to deem the application complete based on the Allen Schectel, Board Planner's report dated August 13, 2014 and the CME Engineering report dated September 9, 2014.

Roll Call

Ayes	Kim Hammond, Lita Greenberg, Alan Kluger, Paul Lanaris, Allan Williams, Scott Luthman, Padraic Millet, Heather Wilkerson
Nays	None
Absent	Steve Nolan, Stephany Kim
Abstain	None

Motion approved.

Bret Kaplan, Esq. appeared representing the applicant, Kaplan & Sons, 433 River Rd. Block 189 Lot 4. The applicant is seeking approval for the construction of 196 apartment units in four midrise buildings with other amenities, the proposal includes thirty COAH units.

Mr. Jerry Simon, Lessard Design, Vienna, Va. was sworn in by Mr. Thomas and accepted as an expert in architecture. Mr. Simon marked each Exhibit

- A1 aerial view of the project revised 6-4-14
- A2 site plan revised 6-4-14
- A3 four elevations for building one revised 6-4-14
- A4 four elevations for building two revised 6-4-14
- A5 four elevations three and four revised 6-4-14
- A6 elevations three and four end elevations revised 6-4-14
- A7 elevations for the clubhouse revised 6-4-14
- A8 materials sample board, photographic representations 6-4-14
- A9 a precedence board of the existing castle sheet A-10
- A10 precedence board of the existing castle A-09

Mr. Simon reviewed the site plan. The existing site is located off of River Road and is surrounded by woods. There are grade changes on the site that create elevation changes. The proposed development will pick up elements of the Castle.

- Building one will be three stories with 53 units and tuck under parking
- Building two will be three stories with 61 units, a basement, and tuck under parking.
- The Clubhouse is centrally located with a pool
- Building three will be three stories with 39 units and sit on podium parking, making it a four story building.
- Building four will be three stories with 45 units and sit on podium parking, making it a four story building.
- Exhibit A11 The clubhouse
The height of the clubhouse will be averaged using the grade of the site and the height of the surrounding roofs. The clubhouse will have a receiving lobby, a fitness center, a lounge area, a game room, a leasing office, rest rooms and an outdoor grilling area.
- Exhibit A12 Building plan. The application proposes thirty COAH units that will be distributed throughout the project and will meet the COAH requirements for distribution.
The proposed development will have one, two and three bedroom units.

Mr. Simon reviewed access and the layout of the buildings.

The meeting was open to the public.

Lois Lebbing, North Second Ave., decided to hold questions for the engineer.

Mr. Fred Coco, Menlo Engineering Associates 261 Cleveland Ave. Highland Park, NJ Mr. Coco was qualified and accepted as an expert in engineering.

Mr. Coco prepared the plans that were submitted for the seventeen acre site.

Mr. Coco reviewed the Exhibits.

- A-13 aerial photo of the existing conditions on the site.

Mr. Coco reviewed the parking on the existing site. The steep slopes will be addressed with the design of the project.

- A-14 proposed site plan and renderings and landscape plan dated September 18, 2014

Mr. Coco testified that the project will include 4 buildings 196 units, 74 one-bedroom units, 106 two-bedroom units, and 16 three-bedroom units, a clubhouse, a pool and recreational area.

The existing castle is office space. The proposal includes 458 parking spaces and meets the RSIS and zoning requirements for parking.

The applicant is seeking waivers for the height of the clubhouse an accessory building. Mr. Coco said that very little of the site will be visible from River Road. The applicant is seeking variances; for steep slope disturbance, to make the access road wider. A variance for the ordinance requirement of ten feet between the property line and a structure, (the impacted structure is a shed). The applicant is requesting a waiver for the retaining wall height and location of the retaining wall.

Mr. Coco reviewed the storm water management design, which will also be approved by the Department of Environmental Protection. Mr. Coco reviewed the proposed lighting plan which includes 14' LED fixtures, spaced around the perimeter of the site. Mr. Coco reviewed the landscape plan which will include a contribution as part of the developer's agreement. Mr. Coco testified that several other agencies will review the project. Approvals will be required from Middlesex County for site plan, a soil erosion approval, an approval from Piscataway Township for the sanitary sewer system, approval from Middlesex Water, and an approval from the Department of Environmental Protection.

The Castle will utilize the proposed dumpsters. There will be a maintenance room in building 4 for maintenance of the units, outside contractors will provide maintenance of the site and there will be no storage of gasoline.

Mr. Coco discussed the stream corridor buffer and the flood hazard zone; an encroachment currently exists. There was discussion about the pump station and roadway that is within the stream corridor buffer.

- Exhibit A-15 stream corridor buffer plan indicated the lines of the flood hazard line; the pump station will be enclosed.

Mr. Coco said that he would study the location of the pump station and report back to the board. Mr. Coco said the comments on the September 15, 2014 report from the Environmental Commission will be addressed. A parking expert will appear to discuss the parking. The landscaping plan will be discussed further. The existing pool will not be part of the development.

The meeting was open to the public.

Lois Lebbing North Second Ave. asked for a condition of approval stating that the gate house would not have "arms" in the future. Ms. Lebbing asked if there would be a loading dock. Ms. Lebbing asked if the tot lot was handicapped accessible. Ms. Lebbing asked if public parking is proposed for the site. There is no public parking proposed.

The public portion was closed.

There was discussion about the final agreement between the shade tree commission and the developer; this will be discussed at the next meeting. The screening for the parking lot will be discussed at the next meeting. The hearing will be carried without further notice until the next Planning Board meeting on October 23, 2014 at 7:30 pm.

There was a motion to adjourn from Lita Greenberg with a second from Paul Lanaris and with a voice vote by all present the meeting was adjourned at 11:18 pm.

Respectfully submitted,
Diane Reh,
Recording Secretary.