

Minutes of the Planning Board Public Meeting of Wednesday, September 17, 2014

Present are Mayor Tagliarini, Mr. Brady, Mr. Mirabal, Deputy Mayor Montone, Mr. Vena, and Mr. Shenton

Also present are Michael Leckstein, Esq., Leckstein & Leckstein, Tim Gillen and Anthony Abbonizio, CME Associates, and Anthony Rodriguez, T&M Associates.

Absent are Mr. Awofolaju, Mr. Hirsch, Mrs. Sims, Mr. Vinci and Mrs. Williams

Mr. Brady moves to approve the minutes of the June 18 and July 16 Public Meetings, seconded by Mr. Vena, and on voice vote all eligible members agree.

Continued Business, **SP 14-504 (rev)/Basser-Kaufman, LLC, Applicant and Property Owner: Basser-Kaufman, LLC, Highway 35 and Cliffwood Avenue, Block 234, Lot 1 Preliminary and Final Major Site Plan** to demolish a portion of an existing parking area (A&P Shopping Center) and construct a 3,500 sq. ft. retail pad, to include a Verizon Wireless retail store consisting of 2,000 sq. ft., and an additional retail store, to be determined, consisting of 1,500 sq. ft., with related site improvements. **This application will be carried to the October 15 public meeting at the request of the applicant.**

At the request of the applicant, this application will be carried to the October 15 public meeting with no further notice. Deputy Mayor Montone moves to carry, seconded by Mr. Mirabal, and on voice vote all members agree.

New Business: **SP 14-509/Ingerman/Glassworks. Applicant: Ingerman, Property Owner: Somerset Development, LLC, 145 Cliffwood Avenue, Block 155, Lot 1**, Request for **administrative changes** for approval of architectural plans and elevations for Buildings “G”, “H”, “J”, “L”, and “M” of the Glassworks Mixed Use Development previously approved. Applicant requesting administrative approval to increase the building height of Building “G” to four (4) stories and unknown feet, whereas the original height of three stories and unknown feet was previously approved. This administrative change is being requested to accommodate a lobby/community space for use by residents of the affordable development, a leasing and staff office for property management personnel, and a mechanical/storage room. Applicant is also seeking administrative change for location of a construction/leasing trailer on site.

Note that Planning Board member Pedro Mirabal steps down and leaves the dais as he resides within 200 ft. of the applicant’s property.

Steven Gouin, Attorney for the applicant, refers to copies of the plans previously distributed to Board members, states they are here tonight to give the Board a chance to review an administrative change to the approved site plan for Somerset Development. The site plan approval was granted about a year ago, and Somerset is working thru conditional compliance. Somerset and Ingerman have entered into a memo of understanding whereby Ingerman will take the affordable portion of the project. What they are proposing is a slight modification to one of the affordable buildings, Building G.

David Holden, of the Ingerman Development Group, is sworn in by Mr. Leckstein, and states he is a Development Principal with the Ingerman Group.

Mr. Gillen says they met with the Ingerman Group and their attorney, and as a result of that meeting they were advised to come to the Board for an administrative change of two items, one a construction trailer, the other the height of Building G, going from three stories to a fourth story. The purpose of the change is to have a ground level community center, office, fitness center and maintenance area, which the applicant agrees is correct.

Mr.. Gillen wanted the Board to be aware of the change, who the developer is, what they are building, and how they fit in with the development as previously approved by this Board.

There will be modifications of the construction schedule for the overall project to expedite in order to comply with the funding requirements of the affordable housing component and an expedited schedule for the demolition of the existing building. From our standpoint of an engineering issue, they went over with us fire road access, water utility to the site, it is a loop configuration, fire protection and access for construction, the affordable component and an accelerated construction for Phase I of Somerset.

From an engineering standpoint their requirements have been satisfied, and we and the planner have had experience with them in the past for affordable projects., but we wanted the Board to see the work product they have and their compliance with the pattern book as approved by the Board for the development.

Mayor Tagliarini asks Mr. Gillen if the first floor, the community room, that was not on a prior building plan? Mr. Gillen says we did not have a formal building plan; we had an overall building footprint and now we have a more detailed plan that shows the size of the units, ADA accessibility of the units, the number of units complying with the approved plan and the configuration and layout of the floor plans by building and floor. The heights comply with our Township. .

Mr. Shenton says we do not know what the heights are; Mr. Holden says it is in compliance with the 65 ft.

James Haley, architect, is sworn in by Mr. Leckstein, and states he is with the firm Haley Donovan. Mr. Donovan says Page 1 is a rendering dated September 5, 2014, of the four story building, a corridor style building; it has community space, leasing management space, fitness center, and maintenance space on the ground floor. This is almost identical to what will be built. They are developing the construction documents; this is show it is going to be built. You will be able to compare this image to the completed image; it will be almost identical. There might be some minor modifications as they go. There will be 26 apartments and community/office on the ground floor.

It is a traditional style architecture, mixture of brick, they have an energy star component including windows and doors, installation on the perimeters. These buildings are designed to last a long time.

Page 2, which is CS2, dated September 5; Building H adjacent to Building G. Building H is identical to Buildings N and J, three story buildings, 24 units per building, openings via an open breezeway configuration. The building will have a grand total of 22 one bedroom units, 60 two bedroom units, and 28 three bedroom units. The square footage is large, one bedroom is 760 sq. ft., 1,016 sq. ft. for the two bedroom, and 1,251 sq. ft. for the three bedroom.

Sheet A-1 gives a layout of the building, including furniture design for Building G. You see a covered porch entrance facing directly onto the proposed park, a large, open community room/coffee bar, warming area, seating, tables, similar to an entrance lobby to a hotel, and then a large management suite adjacent to the entrance, and on the corner of the main access drive is a fitness center that will be available to residents of the community. There will be rest rooms, storage facilities, large maintenance space for the onsite maintenance person, who will manage the entire Ingerman portion of the property. Then there is a three tow bedroom and a two bedroom apartment on the ground floor, each with a private patio.

The following page, Sheet A-2, represent the second and third floors; two fire stair towers on the end, elevator and trash area in the middle, common corridor shared by the tenants, and one bedroom apartments on the end of the building and two and three bedroom apartments throughout.

Sheet A-3 is more of the same, except they6 cut away apartments on the end of the buildings. While still four stories, they break the building down, so it ties into the neighboring designs of three stories.

Sheet A-4 shows the straight on elevation of Building G from the park, a mixture of brick, clapboard siding, large traditional columns, and the roof configuration.

Sheet A-5 shows the west and east elevations; notice they do not have a front and back, all elevations are developed to consistent scale and detail, and more clap siding. You also see the fairly generous use of outdoor space, patio space, for the residents.

Sheet A-6 shows Buildings H, J, and M, first floor plan. These buildings are accessed from side entrances, covered breezeways, and a mixture of one, two and three bedrooms, similar to Building G but modified to accommodate this building type. There are fairly generous living, dining and kitchen areas, and fairly generous bedroom sizes. There is ample restroom, bathrooms. One thing to notice is all ground floor apartments throughout the community will be made handicap accessible. Their pathways will all qualify as adaptable, accessible, and they will make modifications to a percentage to give cabinet modifications and grab bars to satisfy all State and Federal requirements for accessible.

Deputy Mayor Montone confirms with Mr. Haley that buildings are three story walkups. The ground floor apartments will be accessible/adaptable in the three story buildings, and all the apartments in the four story building will be accessible. Every unit is represented in full detail

Mr. Shenton asks why G4/2 bedroom does not show floor plan; Mr. Haley says it is a repeat. Every unit is represented in full detail. Mr. Shenton does not see vents on roofs or sanitary waste or air vents; are they invisible or not shown on the plan. Mr. Haley says they will be incorporated into final detail; they will do their best to pull them off of street bases where they can and they will match the roof color. You can't avoid having not having sanitary vents; they will do their best to vent them to the rear off the back of the building, but there may be some straight up thru the front roof.

Answering Mr. Leckstein about elevators; Mr. Haley can only speak for the Ingerman portion of the site; only the four story building will have an elevator; no elevators in the three story buildings. It is not a function of cost but utility. These are family style apartments and they prefer they have the open breezeway connections so children can go thru the community.

Mr. Leckstein asks if someone broke their leg on the third floor, what would they do. Mr. Haley says it is common, the bulk of multifamily housing built in Central and Southern New Jersey is not elevator style apartments. Mr. Leckstein says if someone is incapacitated they would not be able to get to their own apartment. Mr. Brady says there are a lot of ifs and buts what could happen to people and not being able to get into their homes. This is not the norm; things happen and people make accommodations.

Deputy Mayor Montone thinks three stories seems to be a bit much to walk up. Mr. Haley says 54 of the apartments will be accessible/adaptable, which is a large number, for this type of community.

Mr. Vena asks if in Building G will they increase the number of units; Mr. Haley says it will be 268 apartments, two more than noted on the approvals. Building L has 14 units, which will drop to 12.

Mr. Shenton asks if the entire development is affordable. Mr. Haley says the five buildings are affordable. Mr. Gillen says they will be owned and maintained by Ingerman for 30 years.

Deputy Mayor Montone asks if the community center is available to all the residents; Mr. Haley says it is. It will be a key card pass to use the fitness center and community space.

Mayor Tagliarini says we wanted the affordables spread out. He asks Mr. Gillen if they are all in this phase, the five buildings in question.

Mr. Gillen says to be eligible for the funding, they have a limited time line to make application, and the application requires 100% buildable plans being submitted with the application. Under the normal affordable plan, Somerset would normally build Phase 1, his townhome complex, and then that would trigger the necessity to build some affordables. What is happening because Ingerman is available and has potential financing, Ingerman is going to build all at the same time. We will have an accelerated schedule on the affordables. The building will come down in order for them to get their foundation building permits. That was a condition of approval that the building come down before any building permits are issued.

Mayor Tagliarini asks if we can presume there will be some kind of streets that are at least first coat pavalbe so the people moving there will have streets; Mr. Gillen says absolutely, including all fire and water. The looping of the fire main has to take place, they are running 16 and 12 inch mains thru the property for fire service, and they are going to provide fire lanes to make sure we have access from the development proximate to the railroad tracks thru the tail end of the development and existing gates.

Mayor Tagliarini confirms with all the parties present from Ingerman that nothing can happen until the building is taken down; not one building can be built; the representatives from Ingerman all agree that is the case. Mayor Tagliarini says they will not be surprised when they come in for permits and are told they cannot have them until the building is down. Mr. Gillen says they have been made aware that no permits can be pulled until the building is down, as a condition of a approval. This includes the entire building, including warehousing.

Mr. Gouin passes out the construction trailer plan location Board members. Mr. Leckstein marks the site plan package as Exhibit A-1, and this plan will be marked as Exhibit A-2. Mr. Gillen

makes the Board aware that the construction trailer proposed by Somerset is different from the construction trailer proposed by Ingerman. Somerset's trailer is on their revised plans, currently under review for conformance. This will be a large trailer, to be occupied by one person as a construction trailer on site, and as we get closer to the time, it will also be occupied by a leasing agent.

Mr. Vena moves to grant approval, seconded by Mr.. Brady

Yes: Mayor Tagliarini, Mr. Brady, Deputy Mayor Montone, Mr. Vena, Mr. Shenton

No: None

Abstain: None

Meeting adjourned.

