

**MINUTES OF THE SPECIAL MEETING OF THE PLANNING BOARD
HELD THURSDAY, FEBRUARY 19, 2015**

Meeting called to order at 7:34 P.M.

Present: Chairman William Brown, Councilman Ryan, Jim Kirby, Paul Mathewson, Jennifer Critchley, Melissa Collins, Larry Lonergan, Victor Lugo, Jim Helb, Township Engineer, Greg Mascera, Planning Board Attorney

Recuse: Tom Freeman

Absent: Michael Foley

Also Present: Noreen Jones, Assistant Township Engineer, Jason Kasler, Land Use Consultant

Pledge of Allegiance:

Public Participation:

Chairman Brown asked if any members of the public had any questions regarding any non-agenda items. Seeing none, chair closes public participation.

Resolution Memorializing the Consistency Determination of Zoning Ordinance #2-15 with the Verona Master Plan, Block 1, Lots 2.01 and 2.02

Mr. Mascera stated this is just a housekeeping measure and that the Board passed this Resolution on February 5, 2015 and the Board determined that the proposed Ordinance was consistent with the Master Plan and this is simply a memorialization of that Resolution so it can be passed up to the Governing Body.

Chairman Brown asked for a motion.

Motioned by Councilman Ryan. S/Mr. Helb. All in favor with Mr. Kirby abstaining.

Hearing of Developers and Applicants:

Site Plan, DMH2, LLC

176 and 200 Bloomfield Avenue, Block 8, Lots 1 and 23

Mr. Jemas stated he is continuing this evening with bringing back the Architect, Mr. Donato and will then follow up with their Traffic Engineer, Mr. Joseph Staigar.

Mr. Jemas stated that Mr. Trembulak was not available to attend this evening.

Chairman Brown marked into the record **Exhibit A-17**, Letter from Joseph Donato, Architect regarding Heating/Cooling System dated 2/13/15.

Chairman Brown marked into the record **Exhibit B-21**, Letter from Alan Trembulak with attachments dated 1/20/15.

Chairman Brown marked into the record **Exhibit B-22**, Letter from John Dusinberre dated 2/9/15 responding to Alan Trembulak's letter of 1/20/15.

Mr. Joseph Donato, AIA stated as a result of his testimony at the last meeting he reviewed the plans and submitted a letter to the Board that has addressed some of the issues and questions that were asked at the last meeting.

Mr. Donato talked about the location of the utility room which was one of the concerns brought up at the last meeting and was located to one of the closest neighbors.

Mr. Donato stated they would relocate it to the opposite east side of the wall of the building which would face the driveway.

Mr. Donato stated it would be the same system, air/cool vent and would be higher than the walkway and all compressors will be within the building and no units would be on the roof.

Mr. Donato stated all will be designed by a Mechanical Engineer and all will meet State and Local codes.

Mr. Donato talked about the HVAC system and the Magic Pack System (heating and ventilation).

Mr. Kasler asked how high the ventilation would be above the sidewalk.

Mr. Donato stated at least 8 to 9 feet above.

Mr. Kirby asked about noise coming from the units inside.

Mr. Donato stated these units are meant for residential apartment style living and would be like an air conditioner noise.

Chairman Brown marked into the record **Exhibit A-13R**, Relocation Revision, dated 2/19/15.

Mr. Jemas called Mr. Staigar.

Mr. Joseph Staigar, Traffic Expert states his qualifications and is sworn in and stated that he has visited the site on numerous occasions to observe traffic flow as well as reviewed the reports and discussed his findings.

Mr. Staigar stated they did a traffic impact assessment broken down into three parts which are existing conditions, future built conditions and assessing potential impact that the development may have and evaluating the site plan.

Mr. Staigar stated they took traffic counts and the peak hours were Monday to Friday 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM and Saturday midday for retail.

Mr. Staigar stated that the capacity analysis of the intersection of Bloomfield Avenue and Westview had a LOS (level of service) B so there are good levels of service along this roadway.

Mr. Staigar stated they were able to use documentation from the ITE (Institute of Transportation Engineers).

Mr. Staigar stated that the development generation would be 42 trips in the AM peak hours, retail and 9 residential would be 128 trips PM peak and for the 9800 square foot units would be 192 trips on a Saturday.

Mr. Staigar stated the driveway level of service is A, and the driveway exit level of service is C so there is no negative impact on Bloomfield Avenue.

Mr. Staigar stated that 78% of traffic would be drive-by traffic.

Mr. Staigar further stated he worked with Mr. Petry on safe access to the site and site circulation and agrees with Mr. Petry's testimony.

Mr. Staigar stated that the site can operate safely, efficiently and has adequate parking.

Mr. Staigar stated there is a 13 ½ % grade of driveway to the rear that is a manageable grade and garbage, fire and emergency vehicles can navigate.

Mr. Staigar demonstrated on exhibit A-10 the garbage truck maneuver.

Chairman Brown marked into the record **Exhibit A-18**, Drawing/Plan, Alternate Refuse Area dated 2/19/15 from Mr. Petry which is **SP10** (garbage truck) **SP9** (fire truck) on Mr. Petry's plan.

Mr. Staigar stated site lines have been shown on the plans on **SP3**.

Mr. Staigar stated that Bloomfield Avenue is a County road and will be going through a second review and approval by the County.

Councilman Ryan asked if any counts were taken during Everett Field usage.

Mr. Staigar stated yes.

Mr. Helb asked if Mr. Staigar has had any discussion with the County Engineer regarding any restriction on left hand turns from driveway.

Mr. Staigar stated no.

Mr. Staigar stated if that becomes problematic it is something to be investigated after the site has been developed.

Mr. Helb asked about bus stops in the vicinity and pedestrian traffic.

Mr. Staigar stated he sees no problems and did not see many buses stopping maybe 3 or 4 per hour.

Mr. Helb asked if Mr. Staigar had any suggestions for material movement during construction and pedestrian traffic.

Mr. Staigar stated he did not do an analysis of the site capability but there could be a diversion protocol or it can be maintained with fencing or a barrier and not necessarily close the sidewalk.

Mr. Dusinberre asked Mr. Staigar if he prepared a written report for this evening.

Mr. Staigar stated no but he prepared an analysis that he has been referring to all evening with his notes for his testimony.

Mr. Dusinberre asked Mr. Staigar when the counts were done.

Mr. Staigar stated Tuesday, October 14, 2014, 7:00 to 9:00 AM, traffic counter from firm, Wednesday, October 15, 2014, 4:00 PM to 6:00 PM, he was present and Saturday, October 18, 2014, 12:00 PM to 3:00 PM, he was present and also traffic counter from firm.

Mr. Staigar further stated that he has occasionally visited the site about 12 times between now and October 2014 and did manual counts.

Chairman Brown asked if any members of the public had any questions for Mr. Staigar.

Jack McEvoy, 20 Montclair Avenue asked about:

1. Parking in front of site and if permitted
2. Sight triangle 25 ft. x 25 ft. at intersection

Mr. Staigar stated he agrees with sight lines on the site plan and considers it in excess of what is needed and is very conservative on the plans.

Sandra Krause, 13 Westview Road asked if the intersection will be safer with the wall removed.

Mr. Staigar stated yes much safer.

Sarah O'Farrell, 27 Westview Road asked if vehicles can park along Bloomfield Avenue frontage.

Mr. Staigar said vehicles can park now so the project is not creating and will be left in its existing condition.

Jessica Pearson, 20 Montclair Avenue asked about the hours on Saturday, October 18th.

Mr. Staigar stated 12:00 PM to 3:00 PM.

Jim Lucas, 29 Hillcrest asked why more trips in the afternoon than in the morning.

Mr. Staigar stated they go by averages since they don't know specific uses at this time.

David Yenyew from the Siera Club, 6 Essex Street, Belleville, NJ asked if traffic was considered during construction.

Mr. Staigar stated they were not tasked to do that.

Jack McEvoy, 20 Montclair Avenue questioned if allowances were made for tractor trailers.

Mr. Staigar stated there are no tractor trailers.

Mr. Jemas stated that at the Planning Board Meeting on February 26, 2015, Mr. Petry will testify as Planner and Mr. Trembulak and Mr. Dusinberre will have a discussion regarding variances.

Mr. Dusinberre stated that Mr. Steck will be present at the March 26th Planning Board Meeting.

Mr. Jemas consented to continue the hearing to the next meeting.

Chairman Brown asked for a motion to adjourn.

Motioned by Mr. Mathewson. S/Ms. Critchley. All in favor.

Respectfully Submitted,

Noreen Dapuzzo,
Planning Board Clerk

