

**MINUTES OF THE PLANNING BOARD MEETING**  
**Thursday January 25, 2018**

Present:

Vice-Chairman Larry Lonergan  
Councilman Roman  
Mr. Jim Kirby  
Ms. Melissa Collins  
Ms. Ashley Neale, Secretary

Mr. Steven Neale  
Mr. Tim Camuti  
Mr. Al De Old  
Mr. Greg Mascera, Board Attorney  
Mr. Jason Kasler, Township Planner

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Meeting called to order at 7:32 P.M.

**Pledge of Allegiance:**

Vice Chairman Lonergan reads Open Public Meetings Act Statement.

**Public Hearing:**

Richard Aloia from 37 Malvern asks the Board when considering applications to take into consideration the full effect it would have on the Township and to be stricter in their interpretation of the Master Plan.

**Oaths of Office**

Greg Mascera swears in the following new members.

Timothy Camuti – Alternate #1- Appointed by Council 10/10/17 – Term expires 6/30/18

Steven Neale – Class II Member- Appointed by Manager 1/8/18 – Term expires 12/31/18

**Appointment of Board Engineer**

Vice Chairman Lonergan asks for a motion to appoint Glenn Beckmeyer as the Board Engineer, term expiring 12/31/18. Councilman Roman makes the motion, seconded by Ms. Collins. Roll Call.

Yes: Vice Chairman Lonergan, Councilman Roman, Mr. Kirby, Ms. Collins, Mr. Neale, Mr. Camuti, Mr. DeOld

All other members were absent.

**Approval of Minutes**

Vice Chairman Lonergan asks for a motion to approve the Minutes for the Regular Planning Board Meeting held on August 24, 2017. Mr. DeOld makes the motion. Second Councilman Roman. Vice Chairman Lonergan, Ms. Collins, Mr. Neale and Mr. Camuti Abstain. All others in favor.

**Discussion on Zoning of Block 701 Lot 3, known as 420 Bloomfield Ave. and Block 1708 Lot 2, known as 312 Claremont Ave**

Michael Sullivan from Stickel, Knoenig, Sullivan & Drill on behalf of Kensington Senior Development LLC. Passes around survey prepared by Petry Engineering LLC dated 12/15/17. Mr. Sullivan states that the survey shows the property which his clients are in contract to purchase. Block 701 Lot 3 is the current site of the Richfield Regency and is located in the TC Zone. The accessory parking lot known as Block 1708 Lot 2 is located in the A1 Multifamily Zone. They would like to discuss amending the zoning ordinance to add assisted living as a permitted use in the TC Zone, amending the zoning ordinance to allow under building parking to be counted towards the parking minimum in the TC Zone. They would also like any application that be made for this property that includes the accessory parking lot, a non-conforming use, to be heard in front of the Planning Board instead of the Board of Adjustment.

Mr. Sullivan introduces Kathryn Gregory Professional Planner from Gregory Associates LLC. She reviews a memo from her company dated January 9, 2017. She states that she has analyzed the existing zoning ordinance and that assisted living is not permitted in this particular zone but residential is. She states that assisted living is a form of residential living and that only Zone 4 currently permits assisted living in the Township. They believe that this location is good for this use because it is located on a County road, and will promote a walkable downtown when family members visit.

Vice Chairman Lonergan asks the board if they have any questions for Ms. Gregory. Councilman Roman asks why they feel it would be beneficial to change the use to deter from the original intent of the Master Plan. Ms. Gregory notes that the residents as well as people visiting will make use of restaurants and shopping in the Downtown. Mr. Camuti asks for evidence and examples of other towns that have an assisted living facility in the center of town as opposed to something more on the edges. Ms. Gregory states there is a facility located in White Plains, and it is beneficial because it promotes activity by giving residents the ability to walk throughout the downtown. She states that some people prefer to live in a more urban environment and want to be in that area. Vice Chairman Lonergan expresses concern for the ability of residents to be able to cross the street because of traffic in that area. Ms. Gregory states that residential is permitted there to begin with and that the facility would be responsible for facilitating this. Michael Rafiti a representative from Kensington Senior Development states that there other facilities offer shuttle buses.

Jason Kasler makes note that there is no parking requirement on Bloomfield Avenue. He states that if this were to go through then there potentially be an assisted living facility with no parking requirement, which could be a problem. Mr. Sullivan states that residential zoning is subject to the RSIS standards.

Vice Chairman Lonergan asks if the Board has any further questions and if Mr. Sullivan has anything else to sum up. Mr. Sullivan states that they would appreciate if the Board would authorize Mr. Kasler to come up with an ordinance amendment for the topics they have presented at this meeting. Mr. Kasler states his concern about the 0 front and side yard set backs on Bloomfield Avenue and that may not be what the board would want for assisted living. He also states that based off the definition of assisted living he does not generally see that residents would be utilizing the town center as much as has been presented. Mr. Kasler notes he is unsure if this fits into what the Master Plan envisioned for the Town Center, and it may be better as an Area in Need of Redevelopment so that it would be site specific and not impact the entire zone.

Vice Chairman Lonergan asks for a poll of the Board Members on moving forward with having Mr. Kasler draft an ordinance for a change in the TC Zone as proposed by Mr. Sullivan. Mr. DeOld is against the zone change for the town center. Mr. Camuti is also against it in the town center but would like it to be examined for a different part of town. Ms. Collins agree with the previous statements. Mr. Kirby would like more information and would like it to be looked into further. Mr. Lonergan would like it to be looked at from all views. Councilman Roman is against the zone change, but thinks there are other options that can be explored. Mr. Neale agrees that he would like to see

more options and details. Vice Chairman Lonergan concludes that the board would like Mr. Kasler to investigate the topic further for alternative possibilities that do not involve a change to the TC Zone.

**Adjourn**

After a motion made by Councilman Roman and Ms. Collins seconded it and there was a unanimous vote to adjourn at 8:33 pm.

Respectfully submitted,

Ashley Neale  
Planning Board Secretary

*PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4805.*