Minutes of the Virtual Meeting of the Linden Planning Board, Tuesday, June 9th, 2020, 7 P.M.

BOARD MEMBERS PRESENT:

JOSEPH LaPLACA, CHAIRMAN
ARMAND FIORLETTI, VICE-CHAIRMAN
BARRY JAVICK, COUNCILMAN
NICHOLAS PANTINA
NOYO EDEM
FELIPE CABEZAS
CURTIS HUMPHREY
ALEX LOSPINOSO, MAYOR'S DESIGNEE

ANTHONY D. RINALDO, JR., BOARD ATTORNEY
PAUL RICCI, BOARD PLANNER
MARIYLN COPLAN, RECORDING SECRETARY

This meeting is being held virtually with Mr. Nicholas Pantina as host and in accordance with the Open Public Meetings Act. (Roll call.) (Pledge to the flag.)

Frank Hetem is present but will be sworn in as a Board member next month.

By motion made by Mr. Fiorletti and seconded by Councilman Javick, the May Board minutes are approved.

With regard to Resolution SD-750-2020, Direct Access Developers, upon motion by Mr. Fiorletti to approve, seconded by Mr. Cabezas, vote is taken and Mr. Lospinoso abstained, all members voted in the affirmative.

With regard to Resolution for Safety Kleen System, SP-1070-17, upon motion by Mr. Fiorletti, seconded by Mr. LaPlaca, passed by unanimous vote.

APPLICANT: 105 Center Street SD-746A-2020
PREMISES: 105 Center Street
TO PERMIT: Subdivision.

Gregory M. Juba, Esquire, appeared for the applicant and stated in February 2020 people within 200 feet were notified as to the application that two small variances were requested, and the proofs were given to Mr. Chrobak yesterday, and an Affidavit of Publication was sent to Mr. Rinaldo. At this time, Mr. Rinaldo requested the Board approve the matter and approve a resolution this evening and the granting
of the application is subject to the Shade Tree Commission. Mr. Juba stated that is acceptable.

Upon motion by Mr. Cabezas to approve Application SD-746A, 105 Center Street, LLC, seconded by Mr. Pantina, the application is granted by unanimous vote.

Mr. Rinaldo read the prepared resolution. Upon motion by Mr. Fiorletti to adopt the resolution, seconded by Mr. Pantina, resolution is adopted by unanimous vote.

APPLICANT: Linden Harmony Urban Development, LLC
SP-1117-2020
PREMISES: 33-37 West Price Street
TO PERMIT: Preliminary and Final Site Plan Approval
Peter H. Klouser, Esquire, from the Heilbrunn Pape Law Firm appeared for the applicant. Mr. Klouser opened to the Board stating both applications he's presenting tonight do not require variance relief and the same three witnesses will testify on both applications, Professional Architect and Professional Planner, Rob Larsen; Gregory Ploussas, Design Engineer and Charles Olivo, Traffic Engineer.

He stated proposed is 36 units and 50 parking spaces on the ground floor and 10 parking spaces for merchant parking. Robert Larsen, A.I.A., Chester, Ploussas, Lisowsky, LLC, 95 Matawan Road, Matawan, New Jersey 07747 is sworn and qualified and testified there are no variations requested or variances and described the project. Exhibits are marked A-1 through A-6. He testified as to the proposed 36 units and 50 parking spaces with 10 spaces for merchants and described the building from an architect's point of view regarding the design and handicap accessibility, that the building will be fire-sprinklered, and testified regarding the common areas, and the trash enclosure will be handled by private pick-up with management's help.

(Refer to transcript.)

He described the elevation as being clean and attractive. He described the color scheme and the columns are positioned for parking that results in a parking space eight foot four inches wide. He testified as to access to the building with regard to safety vehicles, they do not need to go underneath the building. Bicycle racks are
provided on the ground level. Public parking is available with no gate proposed.

Mr. Fiorletti questioned with regard to Fire Department requirements and Mr. Larsen testified they will be complied with. Mr. Fiorletti questioned with regard to an all electric building. Mr. Larsen testified the building is gas and electric.

Mr. Ricci requested additional detail on the plans which Mr. Larsen agreed will be provided. Mr. Lee Klein questioned with regard to the mandoor and Mr. Larsen testified he doesn't feel it is necessary but if required, it will be provided.

Mr. Lospinoso questioned with regard to snow removal but Mr. Ploussas will comment on that.

Gregory Ploussas, Chester, Ploussas, Lisowsky Partnership, LLC, Design Engineer, is sworn and qualified. He testified the driveway will be 24 foot and with regard to utilities, gas, water, sanitary sewer and storm sewer, they will be tied into what is existing.

With regard to stormwater management, an underground detention basin is provided and that utility openings on West Price Street will be bundled with regard to two buildings regarding the timing of same.

Mr. Ploussas testified the surface of the parking lot is concrete and will provide a better-looking, more durable surface. The snow plowing will be done by the applicant and a decorative sidewalk along west Price Street will be provided, and applicant agreed to work with the Shade Tree Commission.

Mr. Fiorletti questioned with regard to signs and Mr. Ploussas testified signs are proposed in front of each parking space so there is controlled parking. Mr. Klouser commented the paving will be managed so if one building is ahead of the other, a C.O. can be issued and a bond will be posted with the City of Liden with regard to each project regarding the C.O.s.

Mr. Pantina requested more detail on the pavement restoration. Mr. Ploussas testified it would be beneficial to meet with the utility companies with regard to location and that costs will be prepared with regard to paving regarding a reasonable cost-sharing arrangement. Mr. Ploussas
testified cable and telephone is underground and
electric is overhead as it is presently and
sanitary and water are underground.
Shan Fanchiang of Pennoni stated the
applicant addressed most of the comments.
Ms. Vivani Costa, 26 West Price Street,
questioned with regard to the lighting and
suggested having motion lighting for safety. Mr.
Larsen testified there would be lighting at the
front door but no new street lighting is proposed.
Mr. Klouser stated, together with Mr. Pantina and
Mr. Ricci, the lighting will be addressed. Mr.
Rinaldo stated that can be made a condition of
granting the application, that the applicant meet
with Linden's professionals and Mr. Klouser
agreed.
Charles Olivo, Stonefield Engineering and
Design, 584 Broadway, Suite 310, New York, New
York 10012 was sworn and testified as a traffic
engineer that he conducted a traffic assessment
with regard to both projects and spoke with regard
to 33-37 West Price Street and described the
movement of West Price Street in a one-way
direction, that all the goals of the transit
village are going to be achieved and that the
applicant wants benefits and improvements with
regard to parking for the community. He testified
the driveway will provide ingress and egress, a
two-way driveway to provide access to the 50
parking stalls as well as the bike racks. He
testified with regard to sight triangles existing,
that the garage can be traversed with safety and
signage striping directing the motorist to the
right-in and right-out nature of the driveway, and
will comply with comments of Mr. Klein and Mr.
Pantina. Mr. Olivo testified as to peak hour
traffic levels during the morning and evening are
well below the standard that would trigger a
significant increase in traffic and there is no
concern with regard to delays.
With regard to traffic generation, given
the proximity to the train station and downtown,
that pedestrian traffic would be created. He
testified as to parking, that adding 10 stalls for
merchants and management on the ground
accommodating people with no gate, and the site
manager will make a decision with regard to
security cameras, that the open garage set-up
would be work best.
Mr. Olivo testified from a traffic and parking perspective, this is a very well thought-out development.

Mr. Klein questioned with regard to the hours for the 10 parking spaces available to the public and Mr. Olivo stated 9 to 6 Monday through Friday and 10 to 5 Saturday.

With regard to loading and move-in with regard to the second application, a loading zone area has been proposed for delivery vehicles and that moving trucks or vans will not be constantly in the area. Mr. Klein commented on the need to go to Mayor and Council to get the loading zone approved.

Councilman Javick questioned with regard to visitor parking. Mr. Ploussas answered since it is 36 one bedroom units, there are not many visitors but there are 50 parking stalls and that two to three stalls can be striped with visitor parking.

Mrs. Costa is concerned about the parking situation. Marian Piskaldo, 101 Blancke Street, is concerned about the parking. The witness testified from a traffic and parking perspective the situation is getting better with regard to the redevelopment of the sites.

Jeffrey Tandul, the Shade Tree Commissioner, is concerned with regard to the traffic. Mr. Olivo stated they did look at the signal to North Wood Avenue and that not everyone leaves for work in the morning at the same time, that it is staggered and there would not be a significant impact with regard to delays on the intersection of North wood. Mr. Tandul suggested looking at the timing of the light.

Mr. Pantina stated they have been working with the Linden Police Department to change the timing on the light.

At this time, Mr. Klouser gave his closing remarks to the Board and asked for a favorable outcome.

Mr. Rinaldo questioned Mr. Olivo whether his testimony would be similar with regard to SP-1118 and Mr. Olivo testified it would be very similar, the only change being the unit count to 37 units and 49 stalls.

Mr. Cabezas made a motion to approve SP-1117, seconded by Mr. Fiorletti, all voted in the affirmative. Application is approved.
APPLICANT: 20 West Price Street North SP-1118-20
PREMISES: 40-46 West Price Street
to PERMIT: Preliminary and Final Site Plan
approval.

Peter H. Klouser, Esquire, from Heilbrunn
Pape presents the application. Robert Larsen,
A.I.A., Chester, Ploussas and Lisowsky Partnership
LLC, 95 Matawan Road, Matawan, New Jersey resumed
and testified. A-1 is marked as Ground Floor
Plan. Exhibits A-2 through A-5 are marked. He
tested there are 34 one bedroom and 3, two
bedroom, that merchants parking are set aside, tht
this application is very similar to SP-1118, that
trash is carried in the back and handled by
management and private pick-up, that a balcony is
added for safe exit to the top floor and there are
no rooftop units. He described the look of the
building. (Refer to transcript.)

He made a similar comment about the safety
vehicles and the access to the main lobby with the
main elevator nearby, that a mandoor can be put
in, if required, that vehicles go underneath for
parking but ambulances and large garbage trucks
are not expected to go underneath.

He described the building as attractive and
meets full handicap accessibility and is a
fire-sprinklered building.

Mr. Ricci wanted clarification on the
coloring of the building and Mr. Larsen testified
it is quite beautiful with mixed soft grays to
create texture. He said he will have the
manufacturer send samples and that he wants the
professionals to be comfortable with the colors
and if it needs to be toned down, the applicant
will work with the city.

Mr. Rinaldo stated that will be a condition
of approval with regard to Mr. Ricci and Mr.
Klouser. Mr. Klouser stated that problem can be
resolved.

Gregory Ploussas, Chester Ploussas Lisowsky
Partnership, 95 Matawan Road, Matawan, New Jersey
resumed and testified this application is
identical to the previous application, that the
utilities are existing and can be tied into, that
the site is 90 percent paved and some of the
pavement will be eliminated and that no stormwater
management is required, that all the roof drains
will be tied into the stormwater system and that
there is no problem with the city engineer's
report, it can be complied with. The applicant will meet with the Shade Tree Commission to resolve any issues.

Mr. Pantina mentioned the driveway shows 20 feet and Mr. Ploussas stated that is an error and it will be revised to show 24 feet, and that the parking surface will be concrete and that all the details will be put on the plan.

Ms. Costa questioned about the lighting. Mr. Klouser stated the township's professionals will look into it and that the applicant has no objection to that.

Charles Olivo, Stonefield Engineering and Design, 584 Broadway, Suite 310, New York, New York, resumed and testified the driveway will be left-in and left-out with similar traffic volume, minimal traffic generation associated with the site well under the threshold of a hundred peak hour trips and more than adequate parking and no significant impact to traffic.

Upon motion by Mr. Fiorletti, seconded by Mr. Cabezas to pass the application, by unanimous vote, the application is approved with conditions. Upon motion of the Board members, the meeting is adjourned at 10 P.M.

Respectfully submitted,

Secretary