

BOROUGH OF FAIR HAVEN PLANNING BOARD

Regular Meeting Minutes – March 16, 2021, 7:30 pm - Virtual Meeting via Zoom Platform due to the COVID-19/Coronavirus Pandemic

The meeting was called to order at 7:34 pm by the Chair, Mr. Lehder, with a reading of the Open Public Meetings Act statement (see attached) followed by the Pledge to the Flag.

1. ROLL CALL

Present: Mr. Bordelon (arrived 7:43 pm), Ms. Busch, Mrs. Koch, Mr. Newell, Mr. Nitka, Mr. Paolo, Mr. Rolff, Mr. Burkhardt, Mrs. D'Angelo, Mr. Lehder

Absent: Ms. Murray

Also Present: Mr. Kovats, Board Attorney, Ms. Gable, Board Planner, Mr. Gardella, Board Engineer, Ms. Casagrande, Business Administrator, Mr. Goldstein, Borough Architect

2. CAPITAL REVIEW BOROUGH POLICE STATION and DPW

Mr. Lehder explained that the stormwater management presentation would be at the end of the meeting, and two capital projects would be presented first. Mr. Lehder also mentioned that recommendations would be made for a vice chair at the end of the meeting.

Mr. Kovats reviewed the process for capital projects. The Planning Board would be reviewing the project for the governing body to ensure the project fits into the master plan. The Planning Board's recommendations will not bind the governing body.

Mr. Kovats continued that both of the facilities being reviewed were part of the 2016 Re-examination Report of the Master Plan. Both facilities being reviewed were addressed, and recommendations were made concerning these facilities. On page sixteen of the report, the police station was described as "outdated, and suffers from storage configuration and small room. Jail cells can only be reached from outside." With regards to the Department of Public Works it was described in the report as "functionally obsolete." The Board's role is to look at what is being done and see how things are being improved. It was suggested to look at the projects like a site plan would be reviewed.

Mr. Lehder summarized the MLUL section and the importance to assess the location, character and extent of the project. At the end, the Board will put together recommendations to be sent to the governing body. The recommendation is not consistent with standards for a variance, but a test of reasonableness. The proposed plans need to fit in the zone plan, consider the impact on surrounding properties, and allow for the assessment of alternatives.

Ms. Casagrande, Borough Administrator, spoke on behalf of the mayor and council and borough's Facilities Committee to make a few comments and highlight key dates. Ms. Casagrande gave a history of the projects. The borough governing body authorized a Facilities Study in the Spring 2016. In Fall of 2016, the governing body appointed a Facilities Planning Committee, including the governing body, planning board, borough staff and professionals. In November of 2017 after extensive process of review and proposals, the borough appointed Eli Goldstein as the borough's architectural firm for facilities improvement. From October 2018-2019, various site plans and design locations were considered for PD and Borough Hall. In November 2019, the initial site plan for the DPW site was presented to the Planning Board. In most of 2020, various facilities options were considered, but the process was slowed by COVID 19. Fall 2020, the Facilities Committee was expanded to include additional community members. In

December 2020, the Facilities Bond Ordinance was authorized by the governing body to completely fund the Police Department and DPW projects. From January 2021 to the present, the expanded Facilities Committee has been meeting regularly with the borough professionals and other committees to review various details introduced by the governing body's representatives.

Ms. Casagrande stated that the presentation will begin with the Police Department on Fisk Street. The borough's Facilities Committee wanted to proceed with the Planning Board before authorizing the architect team to move forward with more detailed plans. Because of time considerations, the DPW plans will be presented at a future meeting.

Ms. Casagrande then introduced Mr. Eli Goldstein, borough architect and his support team of Rick Adelsohn, and Luke Butler, from site planning and engineering firm Frank H. Lehr Associates.

Mr. Goldstein thanked everyone for the opportunity to speak and review the project. Mr. Adelsohn, the site engineer, reviewed the site plan for the proposed police station.

Exhibit Ex-C1 was reviewed which is a birds-eye view of the existing Police Department site. Exhibit C-2 details the means of access to the building. In Exhibit C-3, there are two egress points from the parking lot with 32 parking spaces, with 2 handicap spaces, and a handicap ramp to the building entrance. Additionally, sidewalks are shown to the park and pads noted for generators.

Mr. Goldstein made mention of the existing building and recognized that the existing building will be kept in operation until the new building is complete.

Mr. Adelsohn reminded the audience that the existing police building is Zone PB (Public Building) with no zoning requirements, but adjacent homes are in zone R5. He then reviewed the setback requirements based on the zone.

Mr. Lehder asked to go back to the google image and asked if all houses are in the R5. Properties across the street are R5 and B1 down the block.

Mr. Adelsohn confirmed that all the homes are in the R5 zone.

Mr. Lehder asked to confirm how the setback compare with the R5 zone. The PD building is within the setbacks for the R5 zone.

Lot coverage is the only variance with the R5 being at 50%, and the new police building is at 60%.

Mr. Adelsohn reviewed the grading plan. There is 4-5 feet of grading. There is a need for a flat plateau for the Sally door. The design was built with an awareness of stormwater rules and they will be applied through porous pavement.

Mr. Lehder mentioned he wasn't familiar with the significant grading issue. Mr. Adelsohn was not aware of any current issues from the grade.

Mr. Lehder asked about the path shown in the diagram and thinks the path is too narrow. He asked to widen the path and maybe move the green space. Children often use this path.

Mr. Adelsohn said the path was originally 5' wide and was narrowed to 4' on the side, and is 5' wide at the back.

Mr. Adelsohn mentioned the 18-24" wall to aid in the transition for a foot path.

Mr. Adelsohn reviewed site lighting. He mentioned the downlight LED fixtures, 14' high poles, and wall packs on the building at 8' height were mentioned. There will also be lights on the sidewalk on the west side.

Mr. Lehder asked if there were additional sensitivities that can be built into the lighting design.

It was discussed to maximize practical solutions with the spillage and high-tech fixtures. A higher focus has been placed on the residential side than church side.

Mr. Lehder asked if motion detectors would be used and Mr. Adelsohn said that was not the plan,

Mr. Bordelon asked how the lighting plan compares to current lighting. Mr. Adelsohn said he was not familiar. Mr. Lehder asked Mr. Gardella, borough engineer, how it compared. He said he hasn't done any analysis. Mr. Gardella thought it would be better from a safety standard. The design maintains light on the suite and doesn't spill onto the neighbors.

Mr. Lehder asked if lights were adjustable.

Mr. Adelsohn said 1800 lumens on main poles and mostly low wattage bulbs. Mr. Adelsohn thinks you can lower the light levels, but would prefer to use the lamps as designed, rather than adjust them.

Mr. Paolo suggested the landscape scheme may help with the light.

Mr. Adelsohn reviewed the landscape plan and how plants will be used as screens.

Mr. Lehder re-iterated that the path is not wide enough, and children would be in the driveway.

Mr. Adelsohn suggested to move to a 6' path and would consider narrowing the landscaping.

Mr. Paolo asked if trees were being removed from the exiting site and what was the replacement plan.

Mr. Rodriguez, councilman, does not think there are any specimen trees being removed from the property.

Mr. Goldstein presented the specifics of the building. He showed a computer model of the building to give sense of scale of the building to the residential zone. Ridge height of the proposed building is 32'. The maximum height in the zone is 30'. The proposed residential scale windows, clapboard siding, and stone base will be used with the goal that the scale of the building and style relates to the neighborhood where it is located. Chimneys will be on the building for bringing air in and out for mechanical equipment that will be located in the attic.

Mr. Goldstein reviewed that the basement will be storage for the borough and PD archives. The first floor will be the public entrance, interview area, offices, and detention area. The second floor will be meeting areas and locker rooms.

Mr. Goldstein continued to describe roofing material options and described how they will be energy efficient and functional.

Mr. Lehder complimented the team on keeping the ridge height at 32'.

Mr. Goldstein suggested that the building is 10,000 square feet. The maximum habitable space for the R5 zone is 2200 square feet. The police building will be around 6600 square feet after the removal of the basement from the total.

Floor area ratio was discussed. The building is under the ratio for the R5 zone at .21.

Mr. Goldstein reviewed that there were many federal and state mandates that needed to be considered for the building, including the detention areas, interview rooms, evidence storage, interaction with the public, and access to the county.

Mr. Goldstein also spoke of adjustments to keep the building secure, including window height, access routes within the building for the public without entering secure areas. Careful consideration was given to those areas put on the second floor.

Mr. Lehder asked about signage. Mr. Adelsohn said this has not been discussed yet by committee.

Mr. Goldstein spoke to green design items. He spoke to special insulation from the basement to the full height of the building, special windows, and zoned heating and air conditioning. A solar array was mentioned and is being evaluated.

Mr. Nitka asked about the flow of the parking lot and why two egress points are required. He also suggested having the other path for park access. He expressed concern of public access to the park. Mr. Adelsohn said the design is more secure with two egress points.

Ms. Busch asked about the basketball court and if it will remain. Mr. Adelsohn confirmed.

Mr. Lehder asked if with the side setbacks, there was any room to nudge the building. Mr. Goldstein explained the constraint between the new building and the old building. He also suggested that the basement of the new building will need to be excavated. Big hole will be next to the existing structure. The building is pushed as far from the East as it can be. Mr. Adelsohn confirmed.

Mr. Newell wanted to know if trailers were considered. Mr. Goldstein said they were considered, but that least disruptive and most economical plan was to keep the old building in place.

Mr. Adelsohn wanted to put the path at 6'. It was suggested to flip landscape and the path.

Mr. Bordelon expressed a concern for stormwater management. Mr. Adelsohn stated that a full soil investigation has not been completed. He expects that they can get percolation. The majority of the recharge area was referenced.

Mr. Bordelon asked about clean outs and silt building up in the catch basins. Mr. Adelsohn stated that regulations are driving away from piping to flush the system. The preference is direct filtration.

Mrs. Koch asked about the landscaping and sprinkler system, and maintenance. Mr. Adelsohn said they have not discussed irrigation in committee. They will probably consider drought tolerant plants. Mrs. Koch asked how many entrances are for the public. Mr. Adelsohn said that the public will only have one access through the main lobby. Mrs. Koch mentioned that those using handicap parking will have to travel around the building to the entrance.

Mr. Kovats asked a series of questions. Mr. Kovats asked about the signage and irrigation plans be forwarded to the Board after decisions are made. Mr. Kovats also asked about the generator, noise, and enclosure. Mr. Goldstein stated the generator will have an acoustic enclosure. The generator will be tested, and this will be done during the day. It will be a diesel generator. It will be on a concrete pad. 24-48 hours of fuel can be stored in a tank onsite. Mr. Kovats asked if there will be a trash enclosure. Mr. Goldstein said yes. Mr. Adelsohn suggested the generator enclosure will be from the generator manufacturer. Mr. Kovats asked to provide enclosure information to the Board.

Mr. Kovats asked if there was consideration on LEAD certification. Mr. Goldstein stated there will be no formal certification.

Mr. Lehder expressed concern over the generator and where the tank is located for fuel. Mr. Gardella stated that there is no mechanism to deliver fuel from DPW. DPW does have a contract and can get diesel fuel. Mr. Lehder deferred the issue to the committee for diesel versus natural gas generators.

Mr. Lehder asked Board members if they had any questions.

Ms. Gable asked about electric vehicle charging stations. Mr. Adelsohn intends to put charging stations at the DPW but not yet at the police station. Ms. Gable thinks overall, it is a good plan.

The meeting was opened for PUBLIC COMMENT.

Richard Fuller stated that something conceptually is missing. This location that is used as a passthrough needs to reflect it's an area that kids pass. He said there is no evidence of thought as to how bicycles will get through. He is also concerned that you can't reach anyone at the police station at night. No one will be there in the evening. He thought there would be savings in space since the police don't dispatch. He also asked who will be responsible for the maintenance plan. Ms. Casagrande stated that maintenance will be through future funds capital. Mr. Fuller asked about the lifetime expectancy of the materials. Mr. Goldstein stated lifetime of the building is 50 years. Also, he mentioned materials being used that are lower maintenance and longer warranties. Mr. Fuller asked if a savings in space was taken into consideration for lack of dispatch. Mr. Goldstein said that dispatch was not really considered, as the town is not handling dispatch now. Larger space needed for locker rooms for men and women, which hadn't been available in the past. Chief McGovern said the town has to be prepared to take back dispatch at any time. He also stated that 20 diesel gallons will last two days for the current generator.

Ms. Ruth Blaser had a question for the police chief. How many prisoners over the last three years held at the station and held overnight? Chief McGovern said that typically prisoners are held in a cell up to 12 hours and not overnight. Ms. Blaser asked many police are on site. Chief McGovern stated that 5 police officers work during the day, and 3 officers at night. Ms. Blaser asked how many floors the elevator will serve. Mr. Adelsohn stated 3 floors. Ms. Blaser expressed concern for the loss of the community space and specifically mentioned parking as an issue with Bicentennial Hall. Mr. Rodriguez said a parking lot is under consideration for Bicentennial Hall. Mr. Rodriguez also said the committee will consider placing a generator at Bicentennial Hall for a warming station.

Mr. Chris Brenner asked about the status of the police radio antennae that's on the building today. Mr. Adelsohn said it will stay in the same location.

Mr. Dennis Fernandes expressed concern for the multipurpose practice wall area in Ex C-2 and would like this to remain. Mr. Adelsohn referenced separation with subdivision which included the wall as future space available to the police based on subdivision.

Ms. Casagrande stated that the deal with subdivision was worked through with NJDEP. The basketball court was considered park land. The wall was considered impervious surface. The approval of NJDEP was sought and given. She stated that police space can be used for recreational use, but you can't use park space for police use. Mr. Rodriguez said the building will run parallel to the court. The wall is not part of the proposed site. Mr. Lehder asked if there is any reason to not preserve what's there or restore it. Ms. Casagrande stated that the wall area can be used how we deem appropriate. Mr. Rodriguez stated that recreation committee will need to weigh in and expressed that maybe a new wall in Fair Haven Fields should be brought up with the recreation committee.

Ms. Clare Ryan commented on the project and expressed concern with the solar panels and their potential for glare and heat. Ms. Casagrande said that decision has not been finalized for solar panels. Those improvements will be put in as an alternate in the bid specifications and would be considered depending on the cost. Ms. Ryan asked about a plan for a Recreational Center. Mr. Rodriguez said that passive recreational activities will be at Bicentennial Hall. A recreation component with interlocal with the school board, if it works out, will bring other activities to the schools. Ms. Ryan asked if public bathrooms at the police station will be available. Mr. Rodriguez said that similar to Fair Haven Fields, the recreation committee will consider porta-johns. Ms. Ryan asked the timeframe. Mr. Goldstein stated that after development of design, going out to bid, and starting construction, completion would be towards the end of next year.

Mr. Lehder asked if consideration was given to roof top solar. Mr. Goldstein said the areas are not big enough to justify the expense. Public works has larger surfaces that would work better.

Mr. Newell stated that if public bathrooms are being considered at the police location, the time to build the bathrooms is when ground is open. Mr. Rodriguez conceded that they may consider running pipes and cap them off. The committee has discussed.

Mr. Bordelon suggested that the wall space is perhaps a spot for the permanent restrooms. Mr. Rodriguez thought that was great feedback and will take that to the recreation committee.

Mr. Miller joined the panel to comment. He stated that in the spirit of gaining space on the west side of the building, seeing three entrances at the front of the building, might it be possible to eliminate an egress. Mr. Goldstein said no that there is no wiggle room of floor plan.

Mr. Lehder pointed out that public use is not acknowledged on the site plan and expressed that this is the biggest shortfall in the plan.

Mrs. Koch asked if there is any way to create a bike lane. Mr. Rodriguez thought that narrowing the drive path and widen concrete might work, making it part bike path and part pedestrian path, in the spirit of town. Mr. Adelsohn said they would look at this option.

Mr. Miller was also concerned about neighbors' trees and solar structures, as they would see damage to the trees from reflective heat.

Ms. Meghan Chrisner-Keefe, councilwoman, thanked the Facilities Committee and Planning Board for going through this process and asked questions regarding parking. Mr. Adelsohn confirmed that parking spaces increased from 28 spaces to 33. Ms. Keefe asked if there would be any change to street parking. Mr. Adelsohn said there were no changes in parking planned. Ms. Keefe asked about the front sidewalk. Mr. Adelsohn said there was none there now but was sure that will be considered. Ms. Keefe asked about the front façade and adding additional gable to fit in with community. Mr. Goldstein felt what was proposed is the best balance. Ms. Keefe asked if thought was given to replicating the current design: light globes, and flag with horseshoe. Mr. Goldstein stated he will take these requests under advisement. Ms. Keefe asked about fencing. Mr. Adelsohn stated that a 4' fence is being considered. Ms. Keefe asked if the fencing to the west will be the same height. Mr. Adelsohn said that right now a small retaining wall to ease grade separation is designed for between 18-24 inches. Mr. Adelsohn said that back of lot is 2 feet lower around parking lot. Ms. Keefe expressed concern about maintenance, and having a plan in place to address maintenance in advance of a crisis; she expects the professionals to provide advice and direction on this.

Mr. Lehder expressed concern regarding kids with bikes with the grade. Mr. Rodriguez felt the problem could be solved with a ramp.

Mr. Michael McCue, councilman, appreciates the access for the kids on the path. He wants to understand how the police station arrived to be 10,000 sq ft. Mr. Goldstein explained that the basement is where storage is, and is not counted in sq. ft. There is nothing substantial in the basement. The usable space is 6300 usage sq ft., which is twice the size of what they have now. Current space does not meet requirements and is undersized. Mr. McCue asked about similar-sized police departments in the area and how large their buildings are. Mr. Goldstein referenced Keansburg with a similarly size police department and they have a 10,000 sq ft building.

Mr. Lehder likes that the design is commercial in the back and is residential in the front. He complimented the overall function with aesthetic front.

Mr. Lehder asked if there are requirements in terms of size for the building. Mr. Goldstein said there is no minimum size for the police building

Ms. Liz MacNeill commented that looking at plans, the rec center and restrooms are gone. The meeting and heating and cooling center will be at Bicentennial Hall. She wondered if these restrooms can be used while the rec center is closed. Ms. Casagrande stated that porta johns are planned for the ball fields through the Recreation Committee. Ms. MacNeill asked when will recreational uses be vetted and decided. Ms. Casagrande said there is no timeline, as DPW and police are to the front of the list through the Facilities Committee. Ms. MacNeill expressed that she hopes they looking at whole project.

Ms. Casagrande appreciates being heard and will make tweaks to the site plan to utilize space to the best of our ability.

Mr. Kovats summarized concerns and that will be put in a letter. Board members re-iterated previous concerns including the following:

- Sidewalk across the front of the building

- Landscape plan shared
- Trash and generator enclosures
- Wider path and maybe bike lane
- Solar panel
- Dual fuel generators
- Grade – designed with thought to getting in the park
- Soften to make architectural plans to echo existing police station
- Electric conduit
- Preserving access to the tennis wall
- Landscaped at property line blocking access to the field
- Necessity for permanent replacement of restrooms

3. STORM WATER MANGEMENT ORDINANCE

Rich Gardella discussed how NJDEP amended the state-wide stormwater management rules NJAC 7:8 and adopted mandates that were effective on March 2, 2021. With the Borough attorney, a local ordinance was developed and is set for adoption on April 12, 2021.

Changes that have resulted effect major development and green infrastructure, and specifical focus on improved water quality.

Mr. Kovats will state to the governing body that the ordinance is not inconsistent with the master plan.

Mr. Lehder made a MOTION to adopt the Storm Water Management ordinance.
Second by Mr. Newell.

Approve: Bordelon, Busch, Koch, Newell, Paolo, Rolff

Negative: none

Absent: Nitka, Murray

4. ADMINISTRATIVE MATTERS

Discussion took place regarding the Appointment of the Board Vice Chair.

A MOTION by Mr. Lehder to appoint Fred Rolff as vice chair was made. Second by Mr. Paolo

Approved – Bordelon, Busch, Koch, Paolo, Rolff, D'Angelo, Lehder

Negative: none

Absent: Nitka

5. PUBLIC COMMENT

The meeting was opened again to public comment and there was none.

MOTION to adjourn made, with a second, and carried by voice vote.

Meeting adjourned at 11:08 PM.

Respectfully submitted,
Sandi Papa, Secretary

Public Announcement of Compliance

This is a regular meeting of the Fair Haven Planning Board. Adequate notice of this meeting has been given pursuant to the provisions of the Open Public Meetings Act. At the time of the Board reorganization in January of this year, the Board adopted its regular meeting schedule for the year. Notice of the schedule of the Board's regular meetings was sent to and published in the Asbury Park Press, and was also sent to the Two River Times and the Star Ledger. Tonight's meeting was listed in the Notice of the schedule of regular meetings. That notice was also posted on the bulletin board in Borough Hall, and has remained continuously posted there as required by the Statute. In addition, a copy of the Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of the Notice has also been sent to such members of the public as have requested such information in accordance with the statute. Adequate notice having been given the Board Secretary is directed to include this statement in the minutes of this meeting.