

BOROUGH OF FAIR HAVEN PLANNING BOARD

Regular Meeting Minutes – April 20, 2021- Virtual Meeting via Zoom Platform due to the COVID-19/Coronavirus Pandemic

The meeting was called to order at 7:31 pm by the Chair, Mr. Lehder, with a reading of the Open Public Meetings Act statement (see attached) and salute to the flag.

Roll Call

Present: Mr. Bordelon, Mrs. Busch, Mr. Newell, Mr. Nitka, Mr. Paolo, Mr. Rolff, Ms. Murray, Mrs. D'Angelo, Mr. Lehder

Absent: Mrs. Koch, Mr. Burkhardt

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

Mr. Lehder changed the agenda to complete the administrative items at the start of the meeting.

Mr. Rolff, Vice Chair, asked for comments on the January, February, and March minutes.

There were no comments.

MOTION by Rolff, second by Bordelon, to approve the January, February, and March minutes with Ms. Murray abstaining her vote on the March minutes.

In Favor: Bordelon, Busch, Newell, Paolo, Rolff, Nitka, Murray, D'Angelo, Lehder

Opposed: None

Motion carried.

Mr. Lehder explained that the *Resolution Granting Preliminary and Final Minor Subdivision, Approval Nunc Pro Tunc for the Property Identified as Fisk Street-Community Center Fields, Block 39, Lot(s): 20, 21, 21.01, 22 and 23* was necessary in order to perfect the subdivision. A map needed to be recorded within a certain timeframe and that timeframe was not met. This resolution extends the time to perfect the subdivision.

MOTION by Rolff, second by Lehder, to approve the *Resolution Granting Preliminary and Final Minor Subdivision, Approval Nunc Pro Tunc for the Property Identified as Fisk Street-Community Center Fields, Block 39, Lot(s): 20, 21, 21.01, 22 and 23*

In favor: Bordelon, Busch, Newell, Paolo, Rolff, Nitka, Murray, D'Angelo, Lehder

Opposed: None

Motion carried.

Mr. Rolff presented a resolution to award the contract to Douglas Kovats, Esq. as Board Attorney.

MOTION by Rolff, second by Bordelon, to approve the resolution to award the contract to Douglas Kovats, Esq. as Board Attorney.

In favor: Bordelon, Busch, Newell, Paolo, Rolff, Nitka, Murray, D'Angelo, Lehder

Opposed: None

Motion carried.

Mr. Lehder moved on to new business.

Washington Phillips, LLC - 101 Princeton B5 L19 - Minor Subdivision

Mr. Kovats marked the exhibits associated with the application:

- Application dated January 20, 2021 marked as A-1
- Checklist, January 2021 marked as A-2
- Impervious Area Stormwater Management marked as A-3
- Survey dated November 5, 2020 marked as A-4
- Map marked as A-5
- Mr. Gardella, engineering report dated April 13, 2021, marked as PB-1
- Ms. Gables report dated April 14, 2021, marked as PB-2

Mr. Damien and Mr. Heuser were sworn in as witnesses.

Mr. Aikens introduced himself as the attorney for Washington Phillips, and on behalf of the applicant proposed a subdivision of 101 Princeton Road, to create two lots slightly larger than the 10,000 minimum square foot requirement in the R-10 zone. The property is fully conforming.

Mr. Aikens shared that testimony would be heard from the applicant's engineer and planner. Additionally, it was noted that the applicant intends to remove the fence along the southerly line of 101 Princeton Road. He noted that the northern line of this property, that was referred to as a potential variance by Ms. Gable and Mr. Gardella in their letters, will be removed. There are no variances requested.

Mr. Heuser of 307 Main Street, Matawan, engineer and planner, shared his credentials as a licensed planner and engineer since the 1970s and as a professional engineer since the early 1980s. The board accepted his credentials as an engineer and planner.

Mr. Heuser confirmed the property as 101 Princeton Road, Block 5 Lot 19 on the tax map. There is an existing dwelling with a paved driveway and deck. The lot is 150 feet wide with a depth of 149.99 in the R-10 zone, requiring a frontage width of 75 feet and depth of 100 feet in an area of 10,000 square feet. The proposal is to raise the dwelling and subdivide the existing lot, creating two lots conforming or exceeding the bulk requirements of the zone. The lots will have a width and a frontage of 75 feet, a depth of 149.99 feet, and area of 11,249 square feet. Additionally, in order to meet the requirements that the parking be behind the front setback, the proposed dwellings will have a setback of 48 feet.

Mr. Heuser stated the front chain link fence will be removed. Mr. Heuser stated that no variances are sought, and they will adhere to the requirement to place shade three trees 50 feet apart.

Mr. Aikens stated there will be four shade trees – two on each lot for symmetry. Mr. Heuser confirmed the items listed in Mr. Gardella's letter and Ms. Gable's letter, and how each item will be met.

Mr. Paolo commended the applicant for providing four trees.

Mr. Lehder asked about the 48 feet setback. Mr. Heuser explained that it was needed for the front yard setback. Ms. Gable suggested that instead of pushing the whole house back, set back the garage or perhaps a detached garage.

Mr. Lehder suggested placing the parking spaces adjacent to the house.

Mr. Lehder suggested looking at the homes to the East and West, and average out the front setback. Mr. Gardella will assist with determining this measurement.

Mr. Bordelon requested that the applicant check with an arborist due to blight issues with white oak.

Mr. Lehder asked if the house was vacant. Mr. Aikens said it is vacant.

Mr. Lehder asked Mr. Kovats about coordinating the demolition of the vacant home.

Mr. Aikens said the applicant would want to demolish the existing house prior to perfecting the subdivision. Or alternatively, would post a bond to cover the cost of demolition to allow the subdivision to be signed and perfected.

Mr. Kovats asked about bonds for performance guarantees for the sidewalk.

Mr. Kovats asked for confirmation that the subdivision doesn't require the extension of any municipal facilities at the expense of the municipality. Mr. Aikens confirmed that as correct.

Mr. Kovats asked if there was any reason to believe that the subdivision is going to adversely affect the drainage patterns at the site. Mr. Aikens asserted that no, the drainage patterns are already established. They largely exist in a northeasterly direction from the southwest corner of the property, and that grading will largely be preserved as indicated on the subdivision plot.

Mr. Kovats stated that testimony has already been given that utility services will be provided separately and located on each lot and would seem to be based upon the existing service. Mr. Aiken answered yes.

Mr. Kovats asked if these properties have been involved or constituted part of a minor subdivision within three years preceding this application. Mr. Aikens answered no.

Mr. Lehder asked Mr. Aikens if anyone had checked the water table on this lot. He expressed concern regarding the amount of basement that may be above grade. Mr. Aikens stated that he would follow the ordinance. Mr. Lehder suggested a height above grade at 36 inches to ensure a conforming structure.

Mr. Damien confirmed the existing house has a basement and it is dry.

Mr. Aikens stated that the basement request was reasonable.

Mr. Lehder asked for public comment.

Claudia Brady of 293 Fair Haven Road was sworn in. She requested that the developer replace the sidewalks. She is also happy to see that utility lines are underground.

Gregory Tears of 98 Harvard Road was sworn in. He expressed concern about the removal of trees on the backside of the property. He mentioned that there are sanctuary birds nesting. Mr. Lehder confirmed the applicant agreed they will preserve as much vegetation as they can. Mr. Tears also asked if the back fence was moving. Mr. Heuser answered that the back fence is not being moved.

Cathy Myrhum of 91 Princeton Road was sworn in. She expressed concern with the front setback and thought the setback was 40 feet. Mr. Lehder explained that the front setback is required to be at a minimum of 30 feet. The Board asked that the new homes in this subdivision sit at a minimum between

30 feet and 40 feet, specifically the average of the front setbacks of the two houses surrounding the new subdivision. Mrs. Myrhum wants to preserve the look of Princeton Road. Mr. Lehder asked about perimeter trees that would need preservation. Mrs. Myrhum spoke of trees on the lot that are river birch, maple, magnolia, and cherry tree.

The Board was asked for discussion of the application. Mr. Lehder pointed out that it is a conforming subdivision.

MOTION by Lehder, second by Paolo, to approve the subdivision, with the following conditions:

- 36 inch first floor elevation, based on measurement prior to construction.
- On site visit with Mr. Gardella to preserve existing mature vegetation and provide protection during construction.
- Conform to general street alignment with a minimum front yard setback as an average of the two surrounding homes.
- Supplement with 4 trees.
- Consult with arborist for blight issues.
- Demolition prior to perfecting the subdivision.
- Drywalls to collect roof run off.
- Removal of front yard fence.
- Performance guarantees.
- Underground utilities service for each property.

In favor: Bordelon, Busch, Newell, Paolo, Rolff, Nitka, Murray, D'Angelo, Lehder

Opposed: None

Motion carried.

Mr. Lehder introduced the next agenda item, the *Department of Public Works (DPW) Presentation by Eli Goldstein, Architect which will review plans for proposed DPW site.*

Mr. Lehder asked Ms. Casagrande to introduce her team.

Ms. Casagrande introduced Eli Goldstein, the Borough Architect and Rick Adelsohn, the site engineer, and Luke Butler, who works with Mr. Adelsohn. Ms. Casagrande stated that plans were presented back in 2019 for this facility. Those plans were taken back to the Facilities Committee, to the professionals, and neighbors for input.

Mr. Goldstein thanked the Board and started his presentation by showing the plans from 2019. At that time the building was proposed to be close to Third Street. In the evolved site plan for 2021, the building is pushed further South, and a larger shared parking lot is shown closer to the fields on the Third Street side of the facility. The previous plans showed a building height of 36 feet and the new building height is 28 feet.

Mr. Goldstein went into further detail. He described entering the interior of the structure to drop off recycling, increasing the buffer around the facility, enclosing a storage area, and utilizing the lobby, including a service window.

Next, Mr. Adelsohn spoke of the site plan. He described a revised yard that still services the DPW functions. The new building footprint is about 6,800 square feet and the building is slightly larger by virtue for circulation. There are three packers shown in the yard and a covered area for cardboard recycling. There is room in front of the packers for trucks to easily remove the packers. Access by trucks is from Allen Street, with an enlarged ingress and egress. Additional access to the facility was shown on Maple Avenue, and Third Street for the public and DPW. There will be 30 parking spaces available at the facility,

with handicap access, and 12 spots specifically for DPW employees. Parking can be used off hours for the ball fields across the street.

Mr. Adelsohn then described a bioretention basin that will be about two feet deep in front of the building, measuring approximately 3,800 square feet. The basin will provide soil media on the bottom to handle water quality and stormwater detention for the front parking lot, as well as the building. The rear yard will go through a conventional detention system with storm water filter and be discharged.

The light design was reviewed and proposed at a low level for residential standards. It was mentioned that there would be six light fixtures at a height of 16 feet, and some building mounted lights.

The vegetation surrounding the building was described. Specifically, the buffering on the exterior of Allen Street and Maple Avenue will be increased. The fence line is expected to remain similar to how it exists today.

Mr. Adelsohn spoke of sidewalks on Allen Street, a sidewalk already in place on Third Street, and sidewalks to be created on Maple Avenue to the south to Hendrickson Place. This will provide a uniform connection of the sidewalks for the bicycle network.

Mr. Lehder asked for more information regarding stormwater management. Mr. Adelsohn clarified for Mr. Lehder there will be a storm water management system in the yard that is underground with a cartridge system. The remainder will filter to the bioretention basin in the front. The intention is to capture all the water on site.

Mr. Lehder asked about clearing additional land to the South. Mr. Adelsohn mentioned that 10 feet of vegetated area will be cleared.

Mr. Adelsohn mentioned that the plantings are still to be determined and that an 8 foot privacy fence will be around the parameter of the whole yard. The fence around the recycling area on the Third Street side will be an architectural screen.

Mr. Lehder asked why the public would be entering the building.

Mr. Gardella said the building will operate as the department of engineering and public works. It will be open to meet with vendors and the public, by appointment or drop in. With a parking lot and more formal entrance, it provides safer access and a better setting. There will be offices in the front, staff work rooms, a shop, training room, a break room, and the garage.

Mr. Lehder asked about the number of bays. Mr. Gardella said currently they have six garage bays, and the proposed plan has less. There was also discussion of how employees will enter the building and then the garage. Mr. Gardella confirmed that there are interior doors have access to the garage and yard areas.

Mr. Nitka asked if any thought was given to recognizing the slope of the roof from Third Street, and to breaking up the roofline, as it appears stark.

Mr. Goldstein clarified that Mr. Nitka is mentioning the front of the building towards Third Street. Mr. Goldstein described that it is a gentle slope receding in perspective, and is as flat as it is allowed to be. There was intention to shield the tall pieces at the garage, and make sure it looks smaller from the street.

Mr. Lehder spoke of how he likes that the facility resembles the Police Department building, and appreciates the attempt to make the building fit into the residential neighborhood.

Mr. Goldstein mentioned that there is a plan to use similar cladding to tie the Police Department and DPW buildings together.

Mr. Nitka asked about plantings at the building wall, and Mr. Adelsohn said there would be foundation plantings.

Mr. Bordelon appreciates that input was taken from the neighbors and likes the plantings. He would appreciate public input on the parking lot.

Mr. Adelsohn mentioned there is a generator and a 25 foot x 25 foot salt storage structure to replace the salt dome in the same footprint.

Mr. Lehder asked about the fuel station.

Mr. Adelsohn stated that the fuel station will move South slightly to allow better access for the trucks to pull in and out with good circulation.

Mr. Lehder asked how the building will be developed.

Mr. Adelsohn said they will construct the new building first. The fuel system can be placed in advance. They will use the parking lot in front as a phasing area and demolish the old building on the backside of the project.

There was discussion regarding the salt building structure. Additional discussion ensued regarding the specifics of what is in the yard, including storage, the impound area for the police, crushed stone area, and other storage structures. The intent is for these structures to be hidden by the fence. The fence will probably be an 8' cedar, board-on-board privacy fence.

Mr. Lehder mentioned the fence on third and asked for more detail.

Mr. Goldstein said that the Third Street fence is to be a decorative wall, and in the same materials as the building, with same height and scale.

Mr. Gardella confirmed that the recycling bins are dumpsters that will measure 2 feet shorter than the decorative wall. They will be tucked away and won't be seen from the street. The decorative wall will have plantings to soften the wall.

Next, Mr. Lehder asked Councilman Rodriguez for comment before polling the board and opening comment to the public.

Councilman Rodriguez reiterated that they are trying to keep the facility open during construction. This will make things complex. He stated that a great deal of thought went into the year and a half of work to arrive at the current plan.

Mr. Lehder suggested considering residential roofing, siding, windows, and color scheme.

The Planning Board was polled to see if there were questions by Mr. Lehder. Mr. Paolo asked the distance on Allen to the West corner. Mr. Adelsohn said there was about twenty feet.

Mr. Lehder asked about the bioretention basin.

Mr. Adelsohn suggested that they are complying to the DEP standards.

Mr. Lehder opened the meeting for public comment.

Tracy Cole, 123 Grange Avenue, was sworn in. She asked about the height of the proposed building. Mr. Goldstein stated the ridge is 28 feet in height. In the R-5 Zone, the ridge height is 30 feet. Ms. Cole felt some of the architectural touches were gone but feels that they are left with a much better site plan, but have a lot of roof and a lot of wall. Ms. Cole would like to explore what the wall could be, and how it

could contribute to the community, perhaps as a garden wall. Ms. Cole asked Mr. Goldstein to consider how the wall can contribute to the community.

Mr. Lehder asked if a roof was considered for the wall. Mr. Goldstein said a roof was considered and was thought to be too much bulk.

Ms. Cole said the enclosure is to go around the site. Mr. Goldstein said that the division on Third Street will be a wall and the rest of the fencing will be a board-on-board fence that will enclose the remainder of the yard. Ms. Cole suggested there are limitless options for creating garden walls for a beautiful contribution to the neighborhood.

Mr. Lehder suggested stonework to break up the single façade.

Ruth Blaser entered the meeting and said she loves the prairie look, and the building is very Frank Lloyd Wright.

Kelly Flanagan of 223 Third Street was sworn in. She expressed concern over the second function of the parking lot. She asked about the lighting in the off hours, and if the lighting will be turned off at night. She wanted to know what lights will be present that are not there today. Mr. Gardella envisions that the lights will be off at night, unless the workers were called in for an emergency.

Ms. Flanagan asked if there are solar panels considered for this site or any other green aspects.

Mr. Goldstein said there are plans for solar panels on the Southern roof of the garage building, 2000 square feet of panels.

Ms. Flanagan said that the roof is brown, and panels won't be a stark contrast to the roof.

Mr. Lehder asked about conduit for electric charging stations.

Mr. Adelsohn mentioned that there is prewiring of conduit planned and will be put in the drawings.

Bonnie Torcivia came into the meeting but couldn't be heard.

Kelly Flanagan, of 223 Third Street, came back on and conveyed some issues that Ms. Torcivia had wished to address. Specifically, Ms. Torcivia had visited Mazza Recycling. The town can earn money if the cardboard is kept dry.

Mr. Gardella said that the overhang in the yard is designed to keep the cardboard dry.

Meghan Chrisner-Keefe was sworn in and questioned the sidewalks indicated on Third Street. Mr. Adelsohn confirmed the Third Street sidewalk is already in place. Ms. Keefe said in the earlier versions of plans, there was an intention for sidewalks on Allen Street. Mr. Adelsohn said there is no need for a sidewalk on the DPW side of the street.

Ms. Keefe asked about the ingress and egress for the DPW. Mr. Adelsohn spoke of increasing the width of the entrance to 30 feet from the existing 24 feet.

Ms. Keefe asked about the gates. Mr. Gardella said they are looking at a motorized gate that can be accessed to open and close from the trucks coming into the yard.

Ms. Keefe asked about the intention to locate additional workers to the new building. Mr. Gardella said that the assistant engineer and his job function would be at the new building. He expressed no intention to move anyone from central office.

Ms. Keefe asked if there was room to grow. Mr. Gardella said there is a break room and training areas that could be partitioned if additional space is needed.

Ms. Keefe asked if the office space is in excess of what would be sufficient. Mr. Gardella said that the plan addresses current need and future needs. He said storage is minimized and most files are stored in the cloud. Work is done in the field on iPads.

Ms. Keefe asked for confirmation that the height of the building is 28 feet above the parking lot and asked if the offices surrounding are also 28 feet in height. Mr. Goldstein said the garage doors are 16 feet in height.

Mr. Lehder asked about the roof. He asked about the insertion of standing seam metal roofing. Mr. Goldstein said he can look into it and stated that it is more expensive. He suggested maybe bidding this feature as an alternate.

Mr. Lehder asked if the building is symmetrical on both sides, and Mr. Goldstein said it was.

Mr. Lehder asked for feedback from the Planning Board.

Mr. Nitka said that the plan is exceptional, the time and care to produce the plans is evident, and it looks better than most facilities that are out there.

Mr. Bordelon thought the comment by Ms. Cole on the fencing was a good idea and was happy Mr. Goldstein took note. He also liked the basin in the front and the parking lot. He was happy that input from the community was incorporated in the plan.

Mr. Lehder loves the plan, the interface with Third Street to alleviate parking issues at the field, likes that the character is similar to the police station, and wants the standing seam roof incorporated.

Mr. Kovats discussed that a writing will be produced, and it is an opportunity to weigh in.

Mr. Lehder asked about eyebrow dormers to break up the roof line.

Mrs. D'Angelo said that all her questions were answered. She is delighted with access to the parking lot, and the suggestion to make a garden wall, as Ms. Cole had described. She asked about the bioretention basin. Mr. Adelsohn stated there was a media layer on the bottom. Mrs. D'Angelo suggested anything to make more aesthetically pleasing would be appreciated.

Mr. Paolo echoed the comment that attention to the aesthetics of the wall would be appreciated. Also, he'd like touches added to make the appearance more residential.

Mr. Rodriguez thanked Mr. Gardella, Mr. Goldstein and the Facilities Committee, and the residential community that provided input.

Mr. Lehder thanked the folks working behind the scenes and the professionals.

Mr. Kovats reviewed what he had captured for the letter to the governing body including the following:

1. Commend professionals about the reduced height as in the R5 Zone
2. Make less industrial, break the roof line
3. Make the exterior wall in the recycling center more aesthetically pleasing
4. Electric conduit for charging stations for electrical vehicles
5. Commend better planning design for residents entering DPW yard
6. Commend engineer for area for dry cardboard
7. Better access for employees
8. Landscape planting between parking lot and the building itself

9. Materials like stonework to break the façade
10. Living wall to soften the wall on Third Street
11. Public art for a mural was suggested by Mr. Bordelon and supported by Mr. Nitka

Mr. Kovats asked whether the building could be used by the public. Mr. Gardella said that it was not the current intent to use the building for public meetings. It may be able to be used as a flex space but he would not want to market it that way.

Mr. Lehder mentioned that on weekends the parking should be available to the public. Mr. Gardella confirmed.

MOTION by Lehder to adjourn, carried unanimously by voice vote.

The meeting adjourned at 10:24 pm.

Respectfully submitted,
Sandi Papa
Board 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.