

BOROUGH OF FAIR HAVEN PLANNING BOARD

Regular Meeting Minutes

March 13, 2018

1. The meeting was called to order at 7:35 by the Chair, Mr. Rue, with a reading of the Open Public Meetings Act statement.

2. ROLL CALL

Present: Mr. Ingle, Mrs. Dale, Mr. Folker, Mr. Ingle, Mr. Lehder, Mr. Borneo, Mr. Marchese, Mr. Rice, Mr. Sobel, Mr. Rue

Absent: Mr. Banahan (arr. 7:38), Mr. Hoffman

Also Present: Mr. Kovats, Board Attorney, Mr. Gardella, Board Engineer, Ms. Gable, Planner

3. PUBLIC HEARING ON THE ACTIVE TRANSPORTATION PLAN

Mr. Banahan arrived at 7:38 and joined the Board on the dais.

Mr. Poruchynsky, Borough Zoning Officer, Introduced Peter Kremer, one of the preparers of the plan. Mr. Kremer described the procedure and the plan itself. There were two steering committee meetings held at the beginning and end of the process, followed by a public meeting. Mr. Kremer stated that safety was identified as the most important issue, education a little less important.

Items specifically addressed were: River Rd –speeds and bicycle lanes, sidewalks around schools, 8 targeted intersection improvements, filled in sidewalk network. He mentioned that a promotional film had been made featuring the Third St closing.

The group looked at the River Rd corridor for pedestrian improvements, with Mr. Kremer noting that the street is too wide to limit speed. In terms of safe crossing there needs to be a balance between walking and this being a main street. He added that the redevelopment occurring at the Acme site is basically just aesthetic.

Bicycle network – around the schools. Also looked at a tie-in with Red Bank, improvements that do not take right of way.

Mr. Poruchynsky noted that the report is a planning document, not designs. It was further noted that some things are already being done, for example, the Third St. – Fair haven Rd. connection.

Mr. Sobel asked if bike lanes could be designated during certain hours, using dotted lines or signage.

Mr. Ingle asked if the sidewalk along Fair Haven Fields could be something other than concrete and Mr. Poruchynsky responded that it would not and the intent was to connect it to the Natural Area along Fair haven Rd. Mr. Gardella added that the plans submitted to the County were ADA compliant.

Mr. Lehder said it was remarkable how few safe ways there are and this should be a priority.

Public Comments

Ralph Wyndrum, Cooney Terrace, requested that the report be sent to the Environmental Commission. He went on to say that parking was a significant problem near the Shrewsbury Yacht Club with serious seasonal congestion. A solution was needed. He also said that at Hance Rd, off River Rd, the crossing guard's parked vehicle created just one lane. He thought the shared marking should be moved from Hance to Grange.

Ruth Blazer, River Rd, said the new lights will slow traffic, cars pile up at the red lights. She said there is little daytime bike riding there.

Guy Henderson, property owner of Krausers on River Rd, stated that the curb cuts are being used by the businesses on Navesink Ave, causing traffic through the Krausers parking lot, next to the DeFalco building.

Gail O'Reilly, 70 Hance, identified herself as the Chair of the Bicycle and Pedestrian Advisory Committee. She said this was the continuation of a long term Borough commitment. Adopting the plan strengthens the Borough's ability to talk to the County and State. She added that she lives at the intersection of Hance and River and is pleased with the improvements.

Will Heller, River Rd, made the following comments;

The report is missing two bus stops

A pedestrian was killed a week before the data was collected, there should be a footnote regarding two deaths and the police should be contacted regarding non-fatal accidents.

Missing crosswalk between Navesink and Acme

Map 6 – Meadow Ridge, on Rumson side, no dogs or bikes allowed.

The Natural Area should not be shown as a place for biking.

Plastic visuals, striping, are slippery for bikes.

Pedestrian activated signals are an engineering failure.

Question traffic calming on an emergency evacuation route

Benches and planters clutter the sidewalk

Some parking spaces don't conform in the ordinances.

A bicycle boulevard on Cedar Ave is a bad idea due to Acme delivery trucks

No mention made of brush and trash cans on River Rd.

When talking about sidewalks, etc, should use the term eminent domain.

No enforcement of bikes on sidewalks, no mention of electric bikes

The sign-in sheets included in the plan showed signatures and emails.

There were no further comments from the public.

Mr. Gardella stated the plan is a helpful tool for the Planning Board and municipal agencies, giving them an upper edge in grant writing. They are working with the DOT, the steering committee, the public and professionals and some projects have already started.

MOTION by Mr. Lehder, second Mr. Rice, to approve a resolution adopting the ATP as an appendix to the Master Plan

In Favor: Banahan, Dale, Folker, Ingle, Lehder, Borneo, Marchese, Rice, Rue

Opposed: None

4. NEW BUSINESS

Shaw Construction – 129 Hance Rd., Block 33, Lot 34, R-5 zone – Application for minor subdivision – No variances required

Mr. Rue and Mr. Sobel recused themselves and left the dais.

David Shahe, Esq. announced his appearance on behalf of the applicant and the following were entered into evidence.

Ex. A-1 – Standard Development Application Form – 12/21/17

Ex. A-2 – GPS Image with property marked

Ex. A-3 – Boundary and Topographic survey prepared by David. J. Von Steenburg, dated 8/29/17

Ex. A-4 - Minor Subdivision, prepared by Marc. S. Leber, dated 10-19-17,

Ex. A-5 and A-6 – plans prepared by Anthony Condouris for depiction, not actual

PB 1 – letter from

PB 2 – letter from Planner dated 2/19/18

PB 3 and PB 4 – letters from Borough Engineer dated 1/19/18 and 3/2/18

A-7 – Color rendering of A-4

A-8 – Aerial phot of property

A-9 – 4 photos on 2 sheets – existing house, street, intersection and garage

Marc Leder was sworn. Referencing A-7, he described the lot. The existing house is to be removed. The two new lots would both be over the required lot size. The curb opening on the south side would be closed and there would be a new opening on each house. The current sidewalk is in decent condition.

The property drains to the north and Mr. Leder did not see any issue with providing dry wells. They will check to see how their drainage related to the Colonial Court plan. The lot coverage is increase by 2,100 sq. ft. but they will be capturing roof runoff.

Mr. Lehder stated they could not get fair representation without seeing plans for actual houses. Mr. Banahan stated he would like a commitment of what will be built. The issue is lot coverage, not size. Mr. Rice would like to see the previous coverage. Referring to his letter of March 2, Mr. Gardella noted his comments regarding Colonial Court and said this was an opportunity to tie the two projects together and capture all the run-off from the area. Mr. Leder stated they can deal with run-off with the dry wells.

There are 4 trees located in the footprints that are to be removed. Most of the remaining trees are in the rear of the lot. Retaining the large evergreen in the front was discussed. There is no plan to relocate street signs. Mr. Leder stated the applicant has no problem with the Engineer's comments.

In regard to the Planner's comments (PB-2) it was clarified that the calculation for FAR was corrected and will not exceed the maximum. The garages will be one car and will not require a height variance. Mr. Banahan indicated that he would like to see the height from the crown of the road. Grades can be raised and he is concerned about compliance. Mr. Lehder noted they

should use existing grade as a baseline. Mr. Gardella said there is a 6" difference between grade in the front and rear. The applicant agreed that the manhole cover would be used for both lots.

A basement is proposed for both lots. A ceiling height of 8' or less, about 6' below ground. The question was raised whether they were in a position to commit to the amount of basement above grade. After discussion it was determined they could say that the height from the first floor to grade in the front can't exceed 36". Ms. Gable noted that the area can't be a basement, it must be a cellar.

Public Comment

Ralph Wyndrum, representing the Environmental Commission, referred to the ERI and said the soil is good for drainage. The applicants should make an effort to take advantage of it to keep water on the premises. He went on to say that years ago the Board had concerns about zoning and lot sizes that were not appropriate. He thought the PB should reconsider re-zoning.

Ruth Blaser, River Rd – stated that houses on Colonial Court were very low and water collected after storms. The area should be considered wetlands.

There were no further public comments.

Mr. Lehder asked Mr. Gardella if dry wells would be a net positive. Mr. Gardella stated it will mitigate roof run-off. Mr. Shaheen stated he was trying to reach the applicant. He could not commit to a pervious driveway without doing so.

Mr. Lehder asked about the setbacks and suggested that they might want to have wider outside yards. Mr. Leder said the placement of the driveways was determined by the position of First St.

The meeting recessed at 9:47 at Mr. Shaheen's request and resumed at 9:58 with all Board members present before the recess returning to the dais.

Mr. Shaheen stated he was unable to reach his client. He can't say he will work with the engineer and can't commit to a pervious driveway.

MOTION by Folker, second Rice, to approve the application for a subdivision, with the conditions that it will conform to the comments of the Planner and Engineer and commitments regarding drywells, garage size, elevation and tree preservation.

In Favor: Banahan, Dale, Folker, Ingle, Lehder, Borneo, Marchese, Rice

Opposed: None

Mr. Rue and Mr. Sobel returned to the dais.

5. ADMINISTRATIVE ITEMS

MOTION by Marchese, second Banahan, to approve resolution awarding contract to Douglas Kovats, Esq. Professional Services for 2018

In Favor: Banahan, Dale, Folker, Ingle, Lehder, Borneo, Marchese, Rice

Opposed: None

MOTION by Ingle, second Rice, to accept the minutes of the January meeting

In Favor: Banahan, Folker, Ingle, Lehder, Borneo, Marchese, Rice, Sobel

Opposed: None

MOTION by Marchese, second Ingle, to accept the minutes of the January Executive Session meeting.

In Favor: Banahan, Folker, Ingle, Lehder, Borneo, Marchese, Rice, Sobel

Opposed: None

Proposed ordinance change regarding porches.

Mr. Marchese stated the proposed change is the result of a problems with unforeseen consequences of a prior ordinance change. Porches under a defined size are permitted but there would be a limitation on the number and size of the porch stairs. Mr. Lehder expressed appreciation of the Council's efforts to address the concerns. Mr. Kovats will notify the Council of the Board's approval of the proposed ordinance.

Mr. Kovats addressed the pending lawsuit regarding 600

River Rd. He stated the objector and applicant have submitted their briefs. A picture of the sign was taken and sent to the judge. A hearing date was set for April 5.

Mr. Rue announced that there would be a meeting on April 10.

MOTION to adjourn made by Mr. Rice, second by Mrs. Dale and approved unanimously by voice vote.

Meeting adjourned at 10:15

Respectfully submitted,

Judy Fuller, Secretary

