

**A SUMMARY OF THE MINUTES OF THE  
GLEN RIDGE & MONTCLAIR PLANNING BOARDs  
HELD IN THE MUNICIPAL BUILDING**

**March 26, 2018**

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**Open Public Meetings Act & Roll Call**

Joint Meeting Chair Wynn called the meeting to order at 7:40 pm and announced that the meeting has been properly noticed in accordance with the Open Public Meetings Act and that the meeting is being recorded and can be viewed on the Township website or on Channel 34.

The roll was called.

PRESENT:           Mason, Chair  
                  Mehrotra, Vice Chair  
                  Fields  
                  Hegarty  
                  Councilperson Morrow  
                  R. Morrow  
                  Murphy  
                  Robinson  
                  Turiano  
  
                  Trembulak, Esq.  
                  Zichelli, Secretary

ABSENT:           Rohal

**Site Plan Application of  
One Bay Urban Renewal, LLC  
311 Bay Avenue and Application  
and  
Montclair Hospital, LLC  
Highland Avenue/Bay Street/George Street/Claremont Avenue/Bay Avenue**

Joint Meeting Chair Wynn called for the application.

Glen Pantel, attorney for One Bay Urban Renewal, LLC and Montclair Hospital, LLC, introduced both applications. He stated that this is a conforming application that evolved from the cooperative planning process that created the redevelopment plan. He stated that the plan is for a 3-story, 45,000 square foot medical office building that is smaller than that permitted in the redevelopment plan.

John Fromhold, Chief Executive Officer of HUMC Mountainside Hospital, was sworn in. He introduced the plan as an economic catalyst for Montclair and Glen Ridge, saying that concentrating local doctors associated with HUMC in such proximity to the hospital would improve patient access to medical service and spare them the need to travel outside the area to see a physician. He noted that all hospitals need a medical office building in close proximity to the hospital campus. He stated that the hospital's valet parking program will be expanded and that the plan calls for improved signage, making it easier to navigate to and around the hospital.

Don Engels, a principal with Hampshire Companies who is building the medical office building, was sworn in. Mr. Engels stated that Hampshire sees the medical office building as an opportunity to revitalize the former nursing school property with a much-needed medical resource.

Allen Kopelson, architect of the medical office building, was approved as an expert by the Board and sworn in. Mr. Kopelson summarized the design of the medical office building, which will replace the old nursing school building across Bay Avenue from the hospital. The building will be three stories tall with a height of 42 feet and about 45,000 square feet of office space. The building will have a first-floor masonry base with a brick façade for the upper floors. Signage identifying the building will be above the front entrance, which features a canopy on the front entrance.

Mr. Kopelson said the building is designed to incorporate characteristics of the buildings in the area. He stated that the building includes many sustainable elements, including an electric vehicle charging area, bike storage area and a shower, and will be designed to meet the minimum LEED requirement of 50 points. He summarized the building materials, which include brick, cast stone and metal panels.

Members asked for more details about the brick work on top of the building to clearly indicate the proposed corbeling. Mr. Kopelson stated that he will come back with more details at the next meeting. Members asked if there are any areas of noncompliance with the redevelopment plan. Mr. Kopelson stated that the building complies fully with the plan. Vice Chair Brodock of Montclair asked for more details about the LEED certification. Mr. Kopelson stated that the building meets the 50 point LEED requirement, but pointed out that LEED certification is not required.

The public was invited to question Mr. Kopelson.

Carmel Loughman of 26 Walnut Street asked if any additional outreach efforts had been made with residents since the redevelopment plan was adopted. She said her main concern was about the construction, demolition and traffic disruptions involved, and she felt that residents hadn't adequately been consulted. Mr. Engels said that he relied on the outreach conducted as part of the redevelopment planning process and that no additional efforts were made since the plan was adopted. Ms. Loughman stressed that outreach efforts should be made to residents moving forward. She asked if the mechanical equipment located on top of the building will be insulated to reduce noise.

Mr. Kopelson stated that he will look into the noise levels to determine if additional soundproofing is needed.

Lenore Kirk of 41 Hawthorne Place asked why the building is designed to LEED silver and not LEED platinum. Mr. Pantel stated that LEED silver is what is required in the redevelopment plan.

Mr. Pantel introduced Brad Bohler, the project engineer. Mr. Bohler was accepted by the Board and sworn in. He summarized the plans for the parking lot and the buffers around the new medical office building. He stated that the building is to be strategically centered to maintain a landscaped buffer area between the facility and Roswell Terrace, which runs along the northern edge of the property where the medical office building is planned. The building will be set back 86 feet from Bay Avenue; 96 feet from the southwestern corner of the property, where the entrance to the building meets Walnut Crescent and Bay Avenue on the Montclair side of the municipal border; and 145 feet from Walnut Crescent at its farthest point away. He stated that a new traffic signal at Walnut Crescent, Bay Avenue and the driveway into the medical office building's parking lot, with 229 spaces, will regulate the flow of cars. A new emergency department (ED) parking lot with 134 spaces will be built alongside the southwestern corner of Walnut Crescent and Bay Avenue.

Mr. Bohler stated that valet parking for 42 vehicles will be provided at the medical office building lot and for all spaces in the emergency room lot. Mr. Fromhold stressed the need to provide emergency patients with top care, right down to ease of access to the emergency room, by managing the parking for them so they do not have to worry about parking far from the emergency room.

With regard to the parking lot for the medical office building, Mr. Bohler stated that the perimeter of the property will be well-buffered by tree plantings. Mr. Bohler said the medical-office property will include 52 shade trees, 16 ornamental trees and 57 evergreens, along with 687 shrubs and 364 grasses.

The public was invited to question Mr. Bohler.

Carmel Loughman of 26 Walnut Street asked if the larger trees to be preserved on the medical office building property can be tagged prior to construction. Mr. Bohler agreed. Ms. Loughman asked if there is lead and asbestos in the buildings that will be demolished and if so, how will it be handled. Tim O'Brien, the Chief Operating Officer of the hospital, stated that any lead and asbestos in the former nursing school building will be handled by professionals in accordance with regulations. Mr. Bohler stated that dust and debris will be limited when the houses are demolished and that the contractor will photo document the adjacent homes to ensure the houses are not damaged and remain clean. He noted that the point person is Don Engels of Hampshire Companies if any issues arise.

Lenore Kirk of 41 Hawthorne asked about the addition of landscape materials for the whole hospital campus. Mr. O'Brien stated that the focus of this project is on the areas where changes are proposed.

Carmel Loughman asked what the hospital plans to do with the houses it owns that are not proposed to be demolished. Mr. Fromhold stated that the hospital proposes to demolish all the houses it owns, except for one house that it owns on Hathaway. Vice Chair Brodock of Montclair stipulated that the plantings should be species native to the region, and Mr. Bohler agreed.

Sonia Ricardez, a representative from BrandActive, was introduced as the application's signage expert and sworn in. She summarized the signage plan. There were many questions from the Board on the plan, which was short of specifics. Ms. Ricardez agreed to submit plans with more details and return with a more detailed signage presentation at the next meeting.

Greg Edwards, of the Nashville-based HealthPark valet company, was introduced as the parking expert for the application and was sworn in. He explained that the valet service will be free and patients with disabilities will get additional help to and from their vehicles.

Valet service will be available in the medical office lot from Monday to Friday, 9:00 a.m. to 5:00 p.m. The emergency room lot will have daily service from 7:00 a.m. to 11:00 p.m. Assistance will be given to patients retrieving the cars from the emergency room lot after hours, and parking in the valet spaces at the medical-office lot will be available to visitors on Saturdays.

Gerard Giosa, the Board's parking consultant, expressed concern that valet-stacked cars in the medical office lot would be difficult to move in peak hours when motorists tried to retrieve them. He was also concerned that the valet parking area will conflict with truck traffic. Mr. Edwards stated that extra valets will be made available and on call to help in peak times of appointments at the building. Mr. Giosa recommended that self-parking be prohibited from the valet parking area.

Mr. Giosa also suggested that the canopy over the front entrance have a minimum height of 14 feet so that visitors are protected when they temporarily park cars at the entrance.

Mr. Kopelson stated that extending the canopy will impact the size of the island and reduce the amount of parking on the site. In addition, a height of 14 feet does not line up with the details of the building design.

Janelle Santos of George Street asked about the presence of a public green space proposed for the corner of George and Sherwood Streets, fearing that people would hang out there at inappropriate times and threatened the safety of the neighborhood.

Chair Wynn suggested the applicants could try to control the area by employing less street furniture (benches, trash cans) and more vegetation to discourage loitering.

The hearing was continued to the April 23, 2018 meeting which will also be at the firehouse and no further notice will be given.

**Adjournment**

On motion by Vice Chair Mehrotra, seconded by Councilperson Morrow, the Planning Board unanimously agreed to adjourn the regular meeting.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP  
Secretary