

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

April 23, 2018

Open Public Meetings Act & Roll Call

Joint Meeting Chair Wynn called the meeting to order at 7:30 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 Montclair Township website or on Channel 34.

The roll was called.

PRESENT: Mason, Chair
 Fields
 Hegarty
 Councilperson Morrow
 R. Morrow
 Murphy
 Robinson
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Dawson
 Mehrotra, Vice Chair
 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, summarized status of the application.

Mr. Pantel called Alan Kopelson, architect for the project, to present several changes to the plan in response to Board comments from the prior meeting. Mr. Kopelson noted

that the changes were shown in a PowerPoint presentation and handout showing Sheet A5. The plans included an extension of the canopy over the building entrance an additional 9 feet beyond the curb. In addition, details of the cornice treatment were provided on revised Sheets A-6, A-5A and A-5B. The Board and the public had no questions for Mr. Kopelson.

Mr. Corey Chase, the applicant's traffic consultant with Atlantic Traffic, presented his qualifications, was accepted by the Board and sworn in. Mr. Chase stated that he used a conservative approach to evaluating traffic impacts and did not take credit for traffic generated by the previous use of the site. Mr. Chase noted that northbound traffic traveling on Highland Avenue currently faces a level of service F condition at Bay Avenue. With the new traffic light, this movement will improve to a level of service B condition. He stated that traffic at the intersection of Walnut Street and Walnut Crescent will continue to operate at a level of service C. Mr. Chase stated that he agrees with all the comments from the Board's traffic consultant, Joseph Fishinger of NV5 indicated in his letter dated April 22, 2018. He stated that no tractor trailer deliveries are anticipated and that an all-way stop control at Walnut Street and Walnut Crescent would be beneficial. He stated that he will add fencing along the Bay Avenue frontage to discourage people from crossing Bay Avenue midblock.

Mr. Schwartz of the Montclair Planning Board stated that the Glen Ridge Historic Preservation Commission should sign off on the fence detail.

Mr. Chase stated that the new traffic light will create gaps in traffic so that vehicles traveling southbound at Walnut Crescent will be able to get through the intersection. He stated that his traffic projections assumed a 1% growth pattern in traffic which incorporates the anticipated development on Baldwin Street.

Board members asked if there are clear paths for pedestrians through the site. Mr. Chase stated that there will be a pedestrian push button at the signal.

The public was invited to question Mr. Chase. Carmel Loughman of 26 Walnut Street asked Mr. Chase if he had evaluated the Walnut Street/Walnut Crescent intersection. Mr. Chase stated that a study of traffic volume is required to determine if the traffic volume at the intersection warrants a four-way traffic stop. Ms. Loughman asked if it is not a safety issue, since people do not stop at the intersection. Mr. Chase stated that the warrant analysis is volume based and the lack of people stopping may be an enforcement issue. Ms. Loughman asked if there will be a crosswalk at Claremont and Walnut Crescent. Mr. Chase stated that the applicant will provide a crosswalk at this location. Ms. Loughman asked about the construction time period for the project, as she is concerned about truck traffic for construction. Mr. Chase stated that truck traffic is expected to access the area via Bay Avenue from Ridgewood Avenue and Bloomfield Avenue. Ms. Loughman stated that trucks routinely go through Walnut Crescent to Oxford Street. Mr. Galvin stated that the redevelopment agreement can include a requirement that no trucks utilize Walnut Crescent.

Mr. Fishinger asked if there is sufficient room at the gate for vehicle stacking. Mr. Chase responded that it is adequate. Mr. Fishinger asked if the traffic signal will be designed to County standards. Mr. Chase stated that it will.

The following exhibits were marked:

A6 – Traffic report dated 3/15/16.

B7 – NV5 report dated 4/22/16

A7 – site layout exhibit prepared by Bohler dated 4/17/18.

Board members stated that the traffic signal should be the powder coated metal design, not stainless steel, as it is more appropriate in historic locations. Mr. Chase agreed.

Mr. Pantel reintroduced Brad Bohler, the project engineer, to address several issues from the previous meeting. Mr. Bohler stated that Sheet 1 has been revised to include a four foot tall post and rail fence along the Bay Avenue frontage. The new fence is located about 2 – 2-1/2 feet in front of the parking spaces on the MOB property. Mr. Bohler also presented revised plans for the open space on the hospital property, noting that the revised plan eliminated seats from the open space areas. A Board member suggested that the walkway be reconfigured in an east/west direction, rather than a north/south direction, as this will be the anticipated direction for pedestrians. Mr. Bohler stated that this change will be made. He also noted that he will coordinate the proposed landscaping to reflect the revised signage plan. Mr. Schwartz stated that the approval should include a condition that the applicant submit a final site plan that shows all of the changes to the project prior to receiving a building permit.

Board Engineer Watkinson asked for details about the fence along the eastern property line for the MOB. Mr. Bohler stated that the fence is a stockade fence and will be within 10 feet of Bay Avenue. The public was invited to question Mr. Bohler.

Mr. Merino of Glen Ridge asked if the six parking spaces closest to his home could be moved farther away from his house. Mr. Bohler stated that the applicant would lose parking spaces if these spaces were moved, resulting in a variance. He noted that the plans proposed a significant buffer in this area, with 6 to 7 foot tall evergreen trees planted 6 feet on center.

Juno Santos asked for details about the fence adjacent to the open space on the hospital property. Mr. Bohler stated that a 6 foot tall stockade fence is proposed. Ms. Santos asked who she should contact if hospital employees congregate in this area to smoke. Mr. Bohler stated that the hospital has a no smoking policy and employees are not permitted to smoke in the open space area.

Carmel Loughman asked if there is an attendant in the parking deck exit on Bay Street. Mr. Fromhold stated that the gate is an employee exit only and an ID badge is required to use this exit.

Mr. Pantel introduced Jennifer Stoughton from Philadelphia Sign Company who will fabricate, install and manage signage on the sites. Ms. Stoughton provided her credentials, was accepted by the Board and sworn in. She reviewed the signage package for both projects.

Chair Wynn stated that the sign shown on Sheet 3 needs to show the correct address for the medical office building. He also stated that the address letters should be larger. Mr. Gilmer stated that the door signs to the medical office building should clearly indicate patient entrances.

Board members stated that signage should clearly indicate no idling, especially for the ambulances parked on Highland Avenue. She asked for two signs in front of the hospital, three signs on Bay Street and two signs at the medical office building. Ms. Stoughton agreed.

Mr. Gilmer stated that Sheet 8, which identifies parking for MOB patients and staff only, should include another sign identifying the entrance to the MOB. In addition, a signage should be added referencing self-parking only.

There were no questions from the public.

There were no comments from the public.

A motion to approve both applications was made by Mr. Morrow, seconded by Mr. Hegarty, with conditions. The motion was approved unanimously.

Adjournment

On motion by Mr. Hegarty, seconded by Councilperson Morrow, the Planning Board unanimously agreed to adjourn the meeting.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary