

**A SUMMARY OF THE MINUTES OF THE
GLEN RIDGE PLANNING BOARD
HELD IN THE MUNICIPAL BUILDING**

September 12, 2018

Open Public Meetings Act & Roll Call

The meeting was called to order at 7:30 p.m. and Mr. Zichelli read the Sunshine Act Notice.

The roll was called.

PRESENT: Mason, Chair
 Mehrotra, Vice Chair
 Dawson
 Hegarty
 Councilperson Morrow
 R. Morrow
 Robinson
 Rohal
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Fields
 Murphy

Adoption of the August 15, 2018 Minutes

On motion by Mr. Rohal, seconded by Mr. Turiano, the Minutes of the August 15, 2018 meeting were adopted, Ms. Fields abstaining.

Adoption of the Memorializing Resolution

Glen Ridge Redevelopers, LLC

Baldwin Street Redevelopment Plan

On motion by Mr. Mehrotra, seconded by Mr. Morrow, the following memorializing resolution was adopted, Ms. Fields abstaining:

WHEREAS, Glen Ridge Redevelopers, LLC, the owner of properties located at 273-289 Baldwin Street and designated as Block 72 Lots 2, 3, 4, 9 and 10 on the Glen Ridge Tax Maps, filed an application with the Glen Ridge Planning Board for preliminary and final site plan approval to redevelop the property as a 110-unit inclusionary rental residential development, including 17 affordable housing units with a 188-space parking garage, amenities and other site improvements; and

WHEREAS, the applicant submitted a Preliminary and Final Site Plan (10 sheets) prepared by Bowman Consulting, last revised on June 12, 2018, and architectural drawings (6 sheets) prepared by Lessard Design, dated July 9, 2018; and

WHEREAS, the Planning Board conducted a public hearing on this application on August 15, 2018, at which time it was established that legal notice of this application had been properly published and that property owners within 200 feet of the subject property had been served with notice of this application; and

WHEREAS, the Board carefully reviewed and considered the applicant's plans and the testimony and other evidence presented in connection with this application, and made the following findings of fact:

1. The property contains approximately 2.18 acres of land owned by the applicant and located in the Baldwin Street Redevelopment Plan Zone. Four-story multifamily residential buildings are permitted principal uses and parking garages are permitted accessory uses in the Baldwin Street Redevelopment Plan Zone.

2. The applicant recently demolished the single family dwellings and various accessory structures that were located on the property.

3. The applicant proposes to construct on the property a four-story, 110-unit multifamily residential building which will include 93 market-rate units and 17 affordable housing units, and a four-level parking structure along the existing railroad tracks that will contain 188 parking spaces.

6. Access to the property will be provided via a two-way driveway to Baldwin Street located approximately 140 feet west of Highland Avenue. Existing utilities, including sanitary and storm sewers, are located in Baldwin Street and available to service the proposed development.

7. The proposed building includes an entrance located to the west of the access driveway which will provide access to the lobby and leasing office; indoor and outdoor amenity space on the east side of the building; and sidewalks connecting the building to the street along both sides of the access drive.

8. The project also includes a central courtyard that will contain a variety of common amenities for the residents, including seating areas, game space, a fire pit, and a barbeque.

9. The general grading of the property will be maintained and the development will conform to all applicable stormwater management regulations. A detention system and manufactured treatment device are also being provided. The project is exempt from groundwater recharge requirements because the property was previously developed and is located in Planning Area 1.

10. The sanitary sewer will connect to the existing main in Baldwin Street via a doghouse manhole. Water service will include a domestic water main and a fire main. A water main extension is proposed in the Baldwin Street right of way, extending off the existing 12-inch main in Highland Avenue.

11. The project will include the planting of seven street trees (Zelkova) along Baldwin Street and a 7-foot-tall solid vinyl white fence along the rear of the property. The applicant will also provide additional shade and ornamental trees and shrubs on

the property (mostly concentrated along Baldwin Street) and a planting program for the courtyard.

12. The applicant's lighting plan provides for two driveway lighting fixtures, one wall mounted light at the lobby, and two quad lights on the upper floor of the garage. The interior levels of the garage will be illuminated with standard garage lighting.

13. The project will not create any adverse impacts or nuisances for neighboring properties with respect to noise or lighting.

14. Based on traffic analyses prepared by the applicant, the project will have a negligible impact on traffic conditions in the vicinity of the property and the proposed driveway will operate at Level of Service "A" during AM and PM peak hours. There is adequate sight distance from the proposed driveway and therefore, ingress and egress to and from the site will function in a safe and efficient manner.

15. The Borough Engineer has reviewed and approved the site plan, including grading and drainage.

16. No off-tract improvements are required for the project.

17. The proposed building, parking structure and all other improvements proposed by the applicant comply with the applicable provisions of the Baldwin Street Redevelopment Plan, the Borough Zoning Ordinance and the Site Plan Ordinance, and no variances or site plan waivers are required. Accordingly, the site plan is fully-conforming and the applicant is entitled to site plan approval, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the within application of Glen Ridge Redevelopers, LLC for preliminary and final site plan approval be and is hereby approved in strict accordance with the aforementioned Preliminary and Final Site Plan (10 sheets) prepared by Bowman Consulting, last revised on June 12, 2018, and the architectural drawings (6 sheets) prepared by Lessard Design, dated July 9, 2018, subject to the following conditions:

1. The applicant shall comply with all of the comments and recommendations contained in the report from the Borough Engineer dated August 15, 2018.

2. The applicant shall install a seven-foot solid, white vinyl fence along the rear property line.

3. The applicant and the owner of the property located at 93 and 95 Bay Street shall confer with the Borough Forester in the field post-construction to discuss supplemental landscape plantings to be provided along the rear property line. The applicant shall install supplemental landscape plantings as mutually agreed to by the applicant, the owner of the adjoining property and the Borough Forester.

4. Prior to the start of construction, the applicant shall provide a report from an acoustical engineer confirming that all air conditioning units comply with New Jersey noise regulations for both daytime and nighttime operations.

5. The applicant shall return to the Borough Historic Preservation Commission for final approval of the exterior building materials.

6. The applicant shall provide an operations and maintenance manual for the storm water system.

7. The applicant's landscape plans shall be subject to review and approval by the Borough Forester.

8. The applicant shall obtain all required approvals and permits from other governmental entities having jurisdiction over the project.

9. The applicant shall comply with all applicable Borough ordinances and regulations and all state and county laws and regulations applicable to this project, including the requirements of the Baldwin Street Redevelopment Plan.

BE IT FURTHER RESOLVED that true copies of this Resolution be transmitted to the applicant, the Borough Council, the Borough Engineer, the Borough Tax Assessor and the Construction Official.

Public Comment

Chair Mason called for public comment. No comments were made.

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary