

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
May 28, 2019**

Roll Call:

Present:

Mayor Matthew Anesh
Councilman Derryck White
Stephanie Bartfalvi; Alt. 1 (arrived 7:10 pm)
Bryan Bythell; Alt. 2.
Paul Grzenda
Rich Houghton
John Mocharski
Peter Smith
Bob Ackerman; Chairman
Jack Pedersen; Vice Chairman

Absent:

Michael Pellegrino

Also Present: Larry Lavender, Esq.; Bob Bucco, PE, CME, CPWM, Stanley Slachetka, PP, AICP, Jeff Cuccinato, PP

Chairman Ackerman opened the meeting at 7:00 pm stating that this meeting is being held in accordance with the Open Public Meetings Act, by posting a notice to The Observer, The Star Ledger and The Courier News and providing the same to the Borough Clerk.

It is the policy of the Borough of South Plainfield's Planning Board not to hear any new cases after 10:00 pm and no new witnesses after 10:30 pm.

Minutes:

Resolutions: None

Current Files: None

Informal Hearings: None

Public Hearings: (1)

A. Case #784 - M&M Realty Partners at South Plainfield, LLC
Block 550; Lot 3; AH-4 Zone
1111 Durham Road

The applicant is requesting a *Preliminary and Final Site Plan* approval for a 410 unit – 31 buildings – condominium, townhouse and apartment complex. Carried from November 27, 2018, December 11, 2018, January 8, 2019, February 26, 2019, April 23, 2019 and May 14, 2019.

Kevin Boris, Esq - Weingarten Law Firm, 1260 Stelton Road, Piscataway, New Jersey - attorney for the Applicant addressed the Board. Thanked the Board Members for all their work including Board Professionals. This is the seventh hearing. Mr. Taikina will address the changes... some at the Boards request, some from the Board Professional requests.

Chairman Ackerman asked to review T&M Associates updated Planner's report dated May 28, 2019. Mr. Slachetka apologizes to the Board Members for not having letterhead on the report. Received the revised plans on Monday and were contacted by the Applicant on Tuesday to review some technical corrections. Received the final revisions of the plans on Wednesday and given the holiday. Jeff Cuccinota was working on this report all day. Did speak with Mr. Taikina to advised that he will not receive the report prior to the hearing. Mr. Taikina understood.

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Mr. Slachetka stated it may be helpful to have Mr. Taikina to advise the Board of the changes and then review his report. There are a few comments remaining. Need a final determination by the Board on several items.... Landscaping and architectural design. Number of technical revisions and corrections needed. Believes these were caused by the Applicant getting the plans revised quickly. Many changes made by the Applicant were made due to the Board Members sections.

Mr. Boris announced that Stephanie Bartfalvi arrived (at 7:10 pm). Chairman Ackerman stated he was about to announce the same.

Chairman Ackerman announced that Mr. Taikina has been sworn in previously.

John Taikina - 1260 Stelton Road, Piscataway, New Jersey – addressed the Board. Comments made from two (2) weeks ago were very helpful. Ownership made some changes.... 'simple response, yes'. Ownership will concede to the Board wishes. Concurs with Mr. Slachetka... time was short between the last meeting and submission date. Broke own rule... made submission to the Board Secretary after 3 pm on a Friday. Mr. Cuccinato and Mr. Slachetka advised what the schedule for the review would be and understood. Mr. Taikina submitted Exhibit A10 - smaller version of the larger plans of sheets 5, 28, 29, 30 of 61 with a revision date of May 21, 2019; Elevations A1.0 through A7.1 with revision dates of May 11, 2019 or May 14, 2019. Will review in same order as submission:

- Unit counts have changed:
 - Building 28 - four (4) story - thirty-two (32) units.
 - Building 29 - four (4) story - thirty-six (36) units.
 - Building 30 - four (4) story - thirty-three (33) units.
 - Building 31 - four (4) story - thirty-three (33) units.
 - Building 32 - four (4) story - thirty-six (36) units.
 - Total of one hundred seventy (170) units.
 - Eighty-eight (88) market units.
 - Eighty-two (82) affordable units.
- Additional crosswalks on Road F and Road A.
- Raised crosswalks do not work well with ADA.
 - Crosswalks will be ADA.
 - Added speed humps near crosswalks for speed control.
 - Mr. Slachetka asked Mr. Taikina to point out the location of the speed humps. Mr. Taikina described close to the crosswalk by Building 31 and Building 29. One on each 'leg' of the roundabout.
- Landscape:
 - Buildings 28 through 32 - Bike racks added to each building on the northern side.
 - Gathering areas contain four (4) benches each. Additional bench provided per the request of the Board.
 - Extra landscaping around Club House area.
 - Fence along units that are along the main entrance. Privacy for patios.
 - Will run along main entrance. Five feet (5') gap on either end of unit. Allows landscaping to be maintained by Homeowner Association.
 - Will add additional color and more appropriate planting.... Six (6) to eight (8) feet plantings. Will work with Mr. Slachetka.
 - Mr. Bucco advised Mr. Taikina to be aware of the sight triangle in the area of the roundabout.
 - Have provided additional landscaping in the common area especially between public and private areas. The area will not be fenced.
- Club house:
 - Lower level - no changes.
 - Upper level - added canopy over the entrance door.
- Basements:
 - No longer able to 'walk out'.
 - Will be 'daylight' basements - windows instead of door.
 - Will have egress window for safety.
- Townhouses along entry road - Brick added in the bays.
- Stacked townhouses:
 - Covered entry with columns.
 - Overhang at front door - all four (4) doorways.

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- Multi-Family Buildings:
 - Building 28 - Thirty-two (32) units.
 - Smallest building
 - Twenty-four (24) two (2) bedroom market units.
 - Six (6) on each floor.
 - Eight (8) two (2) bedroom affordable units.
 - End units are market units.
 - Two (2) middle units are market and two (2) middle units affordable units.
 - Building 29 and Building 32 - thirty-six (36) units.
 - Eight (8) one (1) bedroom affordable units.
 - Twenty-eight (28) two (2) bedroom market units.
 - Building 30 and Building 31- thirty-three (33) units.
 - Twenty-nine (29) affordable units.
 - Corners - three (3) bedroom units.
 - Middle - two (2) bedroom units.
 - Four (4) two (2) bedroom market units - middle.

Councilman White stated that the Settlement Agreement does not say 'equal distribution' but a fair distribution.

Mr. Boris stated that the Ordinance and the Settlement Agreement state distributed. Hoping Board accepts the proposed distribution.

Mr. Taikina continued....

- Multi-Family Buildings (Continued):
 - Two (2) bedroom market on the ends.
 - Two (2) bedroom market in the middle.
 - One side two (2) bedroom market - other side two (2) one (1) bedroom affordable.
 - Same common hallway.
 - Elevation similar with all buildings. Less differentiation.
 - Brick facade, siding elements.

Mr. Boris thanked the Board Members again.

Mr. Taikina stated that the Borough decided to pay for the I&I Study. The Applicant offered to pay for the Study but the Borough with Professionals decided to pay for the Study. Applicant will pay the pro-rata share. Will work with Borough and PARSA for any solutions that may be required.

Councilman White stated that the thinking of the Borough paying for the Study was the fact that several hours and countless of time discussing... would strings be attached... who would be responsible for the sewer.... Any credit? With the recommendation of the Attorney, the Borough will pay for the Study. That allowed for the discussion regarding the basements and other items.

Mr. Boris thanked Councilman White for clarifying the Study.

Chairman Ackerman reiterated that the Borough will pay for the Study. The Applicant will pay their fair share of anything that may be needed to be done.

Mr. Slachetka stated that the plans are substantially better than what has been submitted previously. Have addressed the Board comments. Landscaping enhancements to the common space areas provides level of differential of space between private and public. Would like more substantial plantings in certain areas. Will work with the Applicant. Important to have the gaps in the vinyl fences. Will work with Applicant with range of types and colors of plantings along the main entrance. Improvements to the rear facades of Buildings 3, 5, 8 and 9 which are the townhouses along the main entrance, recommended more treatments and roofline enhancements. Improvement to have the brick elements but believes the Applicant can go further. Suggests window treatments - shutters at a minimum. Would like to see additional gable... one (1) or two (2) to the roofline. Speed humps close to crosswalks is a good compromise especially with drainage concerns.

Mayor Anesh confirmed with Mr. Slachetka that he is referring to Buildings 3, 5, 8 and 9 along the main entrance.

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Mr. Slachetka stated only discussing the facade of these four (4) buildings. The lower part of the buildings will have screening. The upper part of the building is still monolithic. Believes shutters along the upper level would be nice... all the windows but minimum the upper windows. Extra gabling will break up the roof line. Mayor Anesh agreed. Asked if there are any design problems meeting the suggestions. Mr. Taikina stated no design problems.... Sensitive to cost. Adding shutters will not be an issue. Mayor Anesh stated it will be a huge selling point for the entrance. Mr. Taikina stated will shutter the main window elements and will add two (2) gables. Mayor Anesh, Chairman Ackerman and several other Board Members agree.

Mr. Boris asked Mr. Taikina if there is an issue putting gaps in the fence. Mr. Slachetka stated gaps are being provided. Mr. Taikina reiterated the same.

Mr. Slachetka stated at certain locations there should be more substantial plantings.... Along the fencing. Mr. Boris stated that through Mr. Taikina's testimony, the Applicant is willing to work with Mr. Slachetka regarding the plantings.

Mayor Anesh stated that he agreed with Councilman White, the distribution of the affordable housing is 'vastly improved'. Understood went through a lot of work to reduce the floor plans. Appreciate the work. Based on Resident comments at the beginning of the process, it is a key element to address.

Chairman Ackerman asked Mr. Slachetka if there is anything additional to review on his report. Mr. Slachetka stated it would go through all the outstanding comments. Many are technical. It would be helpful to go through all the report.

Chairman Ackerman offered copies of the Mr. Slachetka's report to the audience to follow along. Several audience members were given the report.

Mr. Slachetka began reviewing his report dated May 28, 2019:

- Pages 1 through 7 deals with the background of the project and the consistency with the Settlement.
- Page 9 - continued comment - design of the townhouse buildings along the entrance way.
- Page 9 - item 8 - technical comments - Mr. Cuccinato stated it would be easier to go through with the elevations. On Sheet A4.01 - the first floor of the front elevations is still showing a direct entrance way into what used to be a unit. Mr. Taikina stated the elevation plan did not 'catch-up' with the floor plan. Mr. Cuccinato stated all the units are accessed from a common hallway.
- Page 11 - item 13 - Sheet A4.0-4.2 - building 28 - both sheets are labeled as front elevations. One should be the rear and one the front. Mr. Taikina stated they are same. Will give North, South, East and West elevation. Mr. Cuccinato stated if they are the same, doesn't make one of them a redundant sheet. Mr. Smith stated they are not the same... one has a door and the other balcony. Mr. Taikina stated once corrected they will look the same. Mr. Slachetka stated that this might seem 'nit picking'. However, when the project is being built, want to make sure there are consistency between architectural plans, floor plans and site plan. Chairman Ackerman stated this is not 'nit picking'... want to see what's built to what we see on plans.
- Page 11 - item 14 - buildings 29 & 32 - Title blocks of sheet A5.1 and A5.2 indicate buildings 30 and 31. They are buildings 29 and 32. Also showing front elevations but conflicts with the first floor plans. Direct entrances to units but not shown on plans. Mr. Taikina stated correct... will not show entrances. However, the one (1) bedroom affordable units will not have a balcony. Need the space for minimum size requirements. Mr. Slachetka asked Mr. Taikina to show it on the plans. Embarrassed floor plans do not meet with elevations. Prior plans should affordable only on the first floor. The revised plan show the affordable as 'stacked'. No balconies with the affordable units.
- Page 10 - item 11 - sheets A6.0 - A6.1 - buildings 30 and 31. Sheet A6.1 shows a terrace area for the first floor plan and typical plan. On sheet A6.0 it shows on the side elevations not the rear elevation. End units still have balcony's but shown on the wrong side of the building.
- Mr. Taikina asked they are shown thirty-two (32) three (3) bedroom units. The required amount is seventeen (17). Does not really want thirty-two (32) three (3) bedroom units. Usually only have twenty (20) maximum. Will take corner units and re-arrange them to be two (2) bedroom units.
 - Chairman Ackerman asked Mr. Tiakina to 'break-down' the number of affordable units.
 - Mr. Cuccinato stated on page 25 of their report. Mr. Slachetka stated the standard of requirement is on page 24. Mr. Tiakina stated the maximum number of one (1) bedroom is twenty percent (20%) - sixteen (16). Minimum number of three (3) bedrooms is seventeen

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(17).... Multiple of four (4) would be proposed twenty (20). Page 25 shows sixteen (16) one (1) bedroom, twenty-four (24) two (2) bedrooms and thirty-two (32) three (3) bedrooms. That will be revised to match the table on page 24.... Sixteen (16) one (1) bedroom affordable, forty-six (46) two (2) bedroom affordable and twenty (20) three (3) bedroom affordable. Chairman Ackerman stated that is still eighty-two (82) affordable units. Chairman Ackerman and other Board Members agreed. Mr. Taikina stated that it is hard to rent the affordable units. However, once they are rented, the renters stay for a very long time. Not a big turnaround. Market units have a fifty percent (50%) turnaround. Affordable units are on average of ten percent (10%).

- Mr. Boris reiterated... same number of affordable units with less three (3) bedrooms and more two (2) bedrooms. Mr. Taikina stated correct. Mr. Smith asked are the number of affordable in each building remain the same. Mr. Taikina stated yes... twelve (2) three (3) bedroom units will become two (2) bedroom units. Mr. Smith asked how does the terraces change. Mr. Taikina stated they will be on the side. Do not want them on the ends.... Not facing Route 287 or Road F.
- Mr. Slachetka stated it is important to review the items on his letter. However, since there will be changes to the plan, suggested that the Applicant make the revisions, submit them to the Board and then review the items in the letter. Rather than going through all the inconsistencies in the plans.

Mr. Boris requested a recess. Chairman Ackerman called for a recess.

Chairman Ackerman calls the meeting back to order.

Chairman Ackerman opened the meeting to the Public.

Mallory Whiting - 115 New Brooklyn Road, Edison, New Jersey - was sworn in. Mr. Whiting asked regarding the three (3) bedroom affordable units. Will they be moved in blocks of four (4). Per Mr. Taikina, yes. Mr. Whiting continued... Will Building #32 have eight (8) and Building #31 have twelve (12) or the other way around. Mr. Taikina stated doesn't matter.... Either way. Mr. Whiting asked regarding the two (2) bedrooms. Mr. Taikina stated the inverse.

Chairman Ackerman closed the meeting to the Public.

Chairman Ackerman stated the issues on the T&M Associates report need to be resolved. As well as, issues on Najarian Associates report. Updated plans. The next meeting will be July 9, 2019. Hopefully, all will be completed at that time. Both reports resolved. Will provide the Applicant with a 'punch list' to review. Chairman Ackerman asked Mr. Boris if there is anything on the list they do not agree to, to inform the Board and will try to work out prior to the next hearing. List will include variances, waivers, agreed items etc. Mr. Boris stated he agrees with the suggestion. Will submit items prior to the July 9, 2019 meeting and the Applicant consents through July 10, 2019. Requested an announcement that no further notice is needed.

Chairman Ackerman stated that there will be no further notices needed by the Applicant. The Board will post the notice for the next meeting.

Old Business:

Mr. Mocharski stated that Mr. Chin has been doing renovations to the house on 303 New Market Avenue for the last two (2) or three (3) weeks. Chairman Ackerman stated he will check with the Building Inspector to inquire if there are anything in the Building Department.

Committee Reports:

- A. Street Naming Committee** – Bob Ackerman – report progress. Mr. Smith stated that instead of the streets for M&M Real Estate Partners using A, B, C, D, E and F to provide them with names.
- B. Environmental Committee** – Rich Houghton & Bryan Bythell – report progress.
- C. Council Reports** – Councilman White – report progress. Chairman Ackerman asked if there is any

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movement on the former Acme site. Councilman White stated still in negotiations with two (2) possible leases. Mr. Mocharski stated he heard the Crackle Barrel was looking in South Plainfield. Councilman White stated he spoke to the regional manager about moving into Lobster Pub two (2) years ago. Lobster Pub sold to someone else. Spoke to her last week about a property on Hamilton Boulevard but it does not fit in their business model... in-between two (2) exits on Route 287 and not visible from the highway. Still looking for suitable site. Chairman Ackerman stated that there is a lot going on in the Board... businesses changing hands, additions etc.... Berkshire, VFW, DCD Capital - all Zoning Board. Chairman Ackerman stated there is an application before the Zoning Board for a shooting range.

D. Mayoral Updates - Mayor Anesh – report progress.

Minor Site Plan: None

New Business: None

Correspondence: None

Audience Comments:

Executive Session: None

Adjournment: 8:45 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary