

MINUTES - PLANNING BOARD

Meeting of June 15, 2016

WORKSHOP PORTION. Ms. Anderson called workshop portion of the meeting to order at 7:37 P.M.

1. **COMMUNICATIONS:**

None

2. **MINUTES:**

Motion to adopt the minutes of June 1, 2016 (as amended) was made by Ms. Feder, seconded by Ms. Didzbalis and passed on voice vote.

3. **RESOLUTIONS OF MEMORIALIZATION**

**Application #PBA-16-00002
D. Villane Construction, LLC
104 Makatom Drive, Block 130 lot 39, R-3 Zone
Applicant is seeking Minor Subdivision approval of one lot creating two new lots that are conforming.**

After discussion, a motion to adopt the resolution approving Application PBA-16-00002 (as amended) was made by Ms. Feder, seconded by Ms. Pedde with the following voting in favor of the motion: Ms. Anderson, Ms. Feder, Ms. Murray, Ms. Steinbach, Deputy Mayor O'Connor, Ms. Pedde and Mr. Taylor.

**Applicant #PBA-16-000006:
20 North Avenue West Assoc., LLC Applicant
20 North Avenue West, Block 189, Lot 4, D-C Zone
Applicant seeking minor site plan approval along with the following relief:
Applicant will not be providing on-site parking (§ 136-39. Schedule 1, Parking).**

After discussion, a motion to adopt the resolution approving Application PBA-16-00002 (as amended) was made by Ms. Feder, seconded by Ms. Didzbalis with the following voting in favor of the motion: Ms. Anderson, Ms. Feder, Ms. Steinbach, Ms. Didzbalis and Mayor Kalnins.

4. **OLD/NEW BUSINESS**

Workshop portion adjourned at 7:57 P.M.

PUBLIC HEARING - ROOM 107

1. **STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT**

Ms. Anderson called a public meeting of the Cranford Planning Board to order on June 15,
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2016 at 8:10 P.M. In Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Della Serra announced that this meeting is a regularly scheduled meeting as contained in its annual schedule adopted by the Planning Board and published in the designated newspaper as soon as possible after the Board's reorganization meeting. In accordance with the terms and conditions of the Open Public Meetings Act, adequate notice of this meeting's agenda has been provided through publication specifying the time, place and matters to be discussed/heard with the agenda having been filed with the Township Clerk and posted on the municipal bulletin board where such notices are normally posted as required. Formal action may be taken.

2. FLAG SALUTE

3. ROLL CALL

Members Present:

Ms. Anderson
Ms. Feder
Ms. Murray
Ms. Steinbach
Mayor Kalnins
Deputy Mayor O'Connor
Ms. Pedde
Mr. Taylor

Members Absent:

Mr. Aschenbach – arrived at 8:45

Alternates Present:

Ms. Didzbalis

Alternates Absent:

Mr. Petrucci

Also present:

Nicholas Giuditta, Esquire; Ruthanne Della Serra, Administrator, Robert Hudak, PP, AICP/ Zoning Officer, Jacqueline Dirmann, Maser Consulting, Engineer on behalf of the Planning Board.

**1. Applicant #PBA-16-000005:
Cranmount, LLC, Applicant**

36 North Avenue East, Block 195, Lot 5, D-C Zone

Applicant is seeking minor site plan approval to permit construct two floors for residential apartment units (2) to the existing single story building (conditional use)

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with the following relief: less than the minimum required on-site parking (§136-39. Schedule 1, Parking); less than the minimum required front yard setback (pre-existing non-conforming condition) (§136-39. Schedule 1, Attachment 1) and off-street parking spaces with less than the minimum required area (§136-23.7(a)(1)).

Joseph Triarsi, Esquire appeared on behalf of the applicant. Mr. Schinestuhl, Don Guarriello and David Bailey, Architect were witnesses to be presented this evening. Proposal is a conditional use in the zone and explained, if all conditions are met, use is permitted. All conditions have been satisfied and treated as a permitted use. Master Plan encourages these types of uses in the Downtown. Construction of second and third floor over existing Chapman Brothers Plumbing & Heating. Services are not provided in the business facility – no retail trade on site, services are performed outside, 2 employees in office everyone else is out on various jobs.

William Schinestuhl, appeared and remained sworn. He is owner of property and principal of Chapman Brothers, over years, inside of building has been improved as when taken over was a deteriorated building. Now at point where seeking to improve the outside of the building and add to the neighborhood and Downtown.

Presently 9 employees and 2 secretaries only are at the property, all plumbers and assistants are dispatched (preferably from home) or at times from the office.

Questions posed by the Board ascertained the following:

Parking spaces in the rear are leased and not included in the relief. Commercial vehicles will not park on the street, always in the back for security reasons and are switched out when employees pick up their trucks.

There were no further questions by members of the Board.

Ms. Anderson opened the application to the public for questions, with no one appearing and the matter was referred back to the Board.

Don Guarriello, Guarriello & Dec appeared and remained sworn. His credentials were presented to the Board and he was accepted as an expert in the field of professional engineer & planner.

Mr. Guarriello testified to the following through questions posed by Mr. Triarsi:

Prepared site plan. Exhibit A-1 consists of 2 page site plan of 36 North Avenue East (same as set of plans submitted with application)

Reviewed conditions required for permitted use. Residents on second and third floor, individual ingress and egress, area must be greater than 600 square feet and no

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more than one dwelling unit per 800 square feet. All are satisfied. Master Plan seeks to have more residences in commercial areas.

First page – title page, list of property owners, utilities, 200-foot radius map, key map, zone chart with all conditions. Variance required for front yard setback which is pre-existing condition.

Referring to page 2 of plans - Parking deficiency. Onsite 4 parking spaces with handicapped stall. Two tandem parking (shared parking) for use by 2 employees and 2 tenants. Parking along the rear and owner has permits, and stall on street. Proposal fosters intent of the Master Plan. Will be significant improvement in the downtown and neighborhood.

Questions posed by the Board ascertained the following:

There are no fire escapes, however, egress windows on rear of the building that architect will explain further. Tandem parking will be “shared parking”. Proposal meets the height requirement. Will be looking for waivers of design elements such as bicycle rack. Has a van parking stall in the rear but serves no purpose as no entry access in the rear with major step up into the building – was suggested by municipal professional that a waiver should be sought to eliminate the handicapped stall. Mr. Hudak confirmed will be a construction issue. Very unused parking area. Two secretaries currently pay for permit parking. Downspouts will continue to drain out the back of the building. Mr. Triarsi advised all reports have been received/reviewed and applicant agrees to comply with all recommendations.

There were no further questions by members of the Board.

Jackie Dirmann, Engineer on behalf of the Planning Board, questioned location of dumpster as appears everyone on that section of the street has their dumpsters in the rear and has been that way for years in the public parking areas, and believes if improving property should contain waste n their property. 3 yard dumpster and adequate space.

Ms. Anderson opened the application to the public for questions, with no one appearing and the matter was referred back to the Board.

David Bailey, Architect, appeared and remained sworn. His credentials were presented to the Board and he was accepted as an expert in the field of architecture.

Prepared and designed second and third floor apartments for the applicant. Exhibit A-2 marked that consists of 4 sheets.

Sheet 1 is proposed elevations of the building. Second and third floor on top of existing building presently housing a commercial space. Basically lifting parapet to construct the 2nd and 3rd floors. Materials on front elevation is hardy plant siding of cement

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composite, stucco shutters, windows and gabled roof (for mechanicals). Rear elevation – each unit has their own porch with sliding glass doors. 2nd and 3rd floor will be of frame construction sitting on top of masonry permitting the existing structure to accept the addition load easily. Structural engineer is always hired to prepare calculations.

Sheet 2 depicts the floor plans for each floor and explained in depth. 2nd and 3rd floors are identical and include kitchen, great room, service and laundry rooms, separate mechanicals for each unit, two bedrooms with walk-in closets and bathrooms. Porches 5 X 25 feet and are also identical. Roof space is not living space.

Questions posed by the Board ascertained the following:

Ordinance requirements for Downtown design elements that should be included – explained façade can be changed to light weight brick veneer. Ceiling height in the first floor will remain. The building will be fully sprinklered and since only two units not required to install elevators. Every window in the front acts as egress plus the windows in the bedrooms and porch – entries to the building were explained on Sheet 2 which contain lobby, fire stairs and meets all building codes. Mr. Triarsi indicated report from Fire Department advises no negative impact and meets code in all respects plus will be subject to further review if approved. Confirmed doors were moved over slightly. First floor space beneath residents is storage and loading area with small extension of 5 feet. Tenants access will be from the front of the building. Sheet 3 consists of photographs and depict the subject and neighboring properties. Subject property is sandwiched in between 2 two-story structures. On both sides are alleys for stairs of adjacent buildings. Building on slab, no basement. If tenant entrance is moved to rear, may impact parking and could be a concern in the winter for additional business parking. Explained could move the stairway only by splitting the entrance for the loading area of the first floor. Mr. Triarsi explained starting with an existing structure and tenants will have to be prepared to accept. Member was looking as more of a safety factor, owner could trade off portion of storage area for extra area in the front room. Mr. Triarsi advised applicant will adjust. Walk-in closets provide storage as no basement that can be offered. Materials and construction of porches explained, composite water proof floors, etc.

There were no further questions by members of the Board.

Ms. Anderson opened the application to the public for questions, with no one appearing and the matter was referred back to the Board.

Mr. Triarsi presented his summation.

Ms. Anderson opened the application to the public for questions, with no one appearing and the matter was referred back to the Board.

DELIBERATION OF Application #PBA-16-00005

Applicant #PBA-16-000005:

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Cranmount, LLC, Applicant

36 North Avenue East, Block 195, Lot 5, D-C Zone

Applicant is seeking minor site plan approval to permit construct two floors for residential apartment units (2) to the existing single story building (conditional use) with the following relief: less than the minimum required on-site parking (§136-39. Schedule 1, Parking); less than the minimum required front yard setback (pre-existing non-conforming condition) (§136-39. Schedule 1, Attachment 1) and off-street parking spaces with less than the minimum required area (§136-23.7(a)(1)).

Ms. Anderson reviewed the testimony presented.

Board comments consisted of the following:

Good plan, once entrance is moved to the rear. Improvement to the area. Torn between proposed façade and changing to brick – 2 things: code governs the choices, not the same, rather unique, should stick with code, aesthetic might be difference unless reason to deviate specifically would follow ordinance. Vast improvement to the area, and would wish to have entrance for tenants moved to the rear. Agrees is a great change to the downtown, entrance should be in rear and is in best interest of applicant as make apartments more rentable.

Motion to grant subdivision approval Application PBA-16-00005 was made by Ms. Feder with the following conditions:

1. Applicant agrees to comply with all recommendations contained in reports.
2. Facade on North Avenue will be changed to light weight brick veneer.
3. Applicant will flip tenant entrance to rear of the building as discussed.

The motion was seconded by Ms. Murray with the following voting in favor of the motion: Ms. Anderson, Ms. Feder, Ms. Murray, Ms. Steinbach, Deputy Mayor O'Connor, Mayor Kalnins, Ms. Pedde, Mr. Taylor and Ms. Didzbalis.

2. Applicant #PBA-15-00005: Continued from May 18, 2016.

PSE&G, Applicant

225 South Avenue East, Block 479, Lot 5, D-C Zone

To satisfy condition of the Planning Board plan approval that the Applicant return to the Board for review of its proposed front wall/fence combination and landscaping issues, the applicant is proposing a 13 foot high wall/façade with

a 15 foot peak section and a 12 foot high fence along the South Avenue East portion of the property where a only a six foot high fence is permitted (§ 136-23.11(2)(3) and variance relief to permit a portion of the proposed wall to encroach up to three feet into the minimum/maximum required front yard setback of five feet required in the D-C zone (§ 136-30 Sch. 1 Att. 1).

Mr. Aschenbach arrived to participate in the hearing and deliberation of the application.

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PREVIOUS EXHIBITS: A1: Rendered site plan
 A2: Substation Rendering
 A3: Landscaping Plan
 A4: Lighting Plan
 A-5: Revised site plan
 A-6: elevation showing new wall design
 A-7: photographic rendering of center of the wall
 A-9: exhibit photo rendering showing entire frontage
 A-10: Modified proposal option

Objector Exhibits O-1: prospective view of discussion of meetings similar to what is proposed by PSE&G

PREVIOUS WITNESSES: Christina J. Ker, PMP, Project Manager
 Daniel Butler, Civil Engineer
 William Bell, Electrical Engineer
 Kenneth Kimmel, Civil Engineer
 John Mele, Professional Planner
 Roy Dunn, Landscape Architect

Niall O'Brien, Esquire appeared on behalf of the applicant. Clarified seeking to satisfy a condition of approval with a more aesthetically pleasing wall. Design explained testimony presented at both previous hearing – restraints: gas main would have to be relocated, closing of street, and concerns of integrity of the wall. On May 18th modified presentation marked as Exhibit A-10. Throughout the hearing has attempted to accommodate recommendations, added functioning solar light fixtures (6) as shown. Also agreed to change makeup of the fence from chain link to decorative iron design. Question to increase wall to 14 feet, did bring plan that depicted plain 14-foot wall. Landscaping questions on shade trees in the right of way were reviewed and area does not accommodate. Proposes the decorative fence with pillar sections and in view of restraints fence moved to property line and install arbor vitae at 12 feet (at maturity, 25 feet). Most equipment is less than 25 feet and will screen majority of equipment.

Roy Dunn, Landscape Architect appeared and remained sworn in. He explained location of gas line would prohibit any tree being planted in this area. Three shade trees

remain. In other substations, trees have been removed as either in bad shape or dying. The remaining trees are not in the best shape and will start dying out. Propose to remove the 3 trees and replant with arbor vitae and at maturity will be above the bus work of the facility and provide greater height.

Option – 10-foot fence, gate will have PVC backing, ornamental chain link fence. Arbor Vitae will be planted behind the fence as ornamental and would not wish to hide that element. Do not want anything that is deciduous. Eventually Arbor Vitae be 6 feet wide (at planting 4.5 at base) and will touch one another at maturity, long living. Durable single

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trunk trees. Foundations behind the wall would prevent shade or deciduous from being used.

Questions posed by the Board ascertained the following information:

Can be planted at higher height, and have contacted nurseries that will provide 15 to 18ft in height. Would not mix different species of trees, as height will vary which will provide variations in screening. Are minor variations in different types of Arbor Vitae that will be used. No sprinkler system is proposed, rather a drip system run off water source outside of the building and will be monitored, once plantings are established, will not be necessary. 32 trees will be planted. Could only add a one-foot berm as have 10 feet to work with, could construct a segmented concrete wall to gain height that slopes down to the side walk. Option is for fence is at property line going to the water line, could use different material to thread thru chain link fence that appears as shrubs when viewed. No room to plant inside the fence. Pillars are 10 feet, and foundations necessary go down about 3 feet and about 8 to 12 inches out. Would be no step down for the gate. Believes evergreens will buffer more than the deciduous trees due to loss of leaves. Landscape contractor will be responsible for the first 2 years after planting, thereafter PGE&G will be responsible and if replacement is necessary will be replaced by matching tree height as originally planted. At maturity, all but lightning towers will be shielded. Believes this is much better alternative than the original walls proposed. If planted at 15 feet, will be 10 or 12 years to hit maturity and would still be viable trees.

Mr. O'Brien confirmed paneled sound wall is in front of the transformers and that condition has been addressed. Must comply with NJDEP regarding sound limitations and is different requirements between industrial and residential properties, however, will comply with the most restrictive which is residential limitations.

Fence is now at the property line and with slope going up to 2 feet, Arbor Vitae will grow out to the fence and any low lying shrubs will create conflict resulting in the Arbor Vitae dying off.

Ms. Dirmann, Maser, Engineer on behalf of the Planning Board confirmed correct number of trees being planted is 32 and will now include a 2-foot berm. Must also remember property is in the flood plain and must accommodate the fill in a flood plan. Not

allowed to fill in to take away the flood capacity, cannot keep pushing the water in other directions. Will work with Engineering to work out specific details. Cannot guarantee all trees will be 18 feet at planting. More at 15 to 18 feet and 6 feet apart. Second plan was for a plain solid brick wall with landscaping. Potted trees can be 20 feet but will restrict the root system which cuts back height it will grow to. Removing the sidewalk on the driveway side would not provide sufficient space and bank signage would impact site triangle.

There were no further questions by the Board.

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Ms. Anderson opened the application to the public for questions, with the following appearing:

Gerry Grillo, appeared. Questioned type of arbor vitae - green giants. Believes drip system will work. Questioned moving the fence back 10 feet and planting the landscaping in front of the wall, Ms. Anderson confirmed if he was questioning moving the wall, Mr. Grillo explained difference in testimony presented at last meeting when applicant did not have 10 feet, and now there is 10 feet. Gas lines come into play, 2-foot wall have 8 feet of area. Reason for difference this time versus last time - with wall does not have 10 feet, without the wall has 10 feet. Minimum width to plan landscaping on the left side would be 6 to 8 feet. Mr. Giuditta indicated PSE&G is here only to discuss the aesthetics of the wall, not to redesign was previously approved. Mr. O'Brien stated not proposing what the witness is interpreting as a wall with the arbor vitae in front of it.

Salvadore Perrillo, appeared. Asked if possibility to plant "replacement trees" to be used in future if some should die. Insufficient space to accommodate that suggestion even on bank side. Would actually put out order for a greater number than 32 trees to have replacement at the same growth rate. Fence will be concrete piers with ornamental caps nothing on the bottom. Lighting will call attention to something when it is there and would not recommend placing lights on the columns. Few items that go above 25 feet. Drip system provide better water than an irrigation system. Public service is required to maintain the facility.

Andrew Kulhuk, on behalf of Riverfront. On river bank side, fence is on the property line with slats. There is nothing that can be planted on the back side and is not PSE&G property. Planting goes up to first column of the gate and providing ornamental fence down side, but no plantings. Requested sample of the type of brick being proposed. Requested elevations of the proposed fences alongside of the properties - none. Mr. O'Brien reiterated design of the fence was presented last meeting and Ms. Anderson affirmed not a question for this witness.

No one else appeared and the matter was referred back to the Board.

Andrew Kulhuk, Esquire, appeared on behalf of Riverfront and advised he has two witnesses to be presenting tonight, engineer and architect. Mr. O'Brien objects to any testimony when involving the site plan which was approved in August, 2015. Mr. Giuditta advised engineer can only testify as to the wall.

Avelino Martinez, Architect, appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert in the field of architecture.

Familiar with the plans, application and township ordinances. Reviewed the original designs and reviewed the wall options. Reviewed all building design standard as well as ordinance, building false façade – concern with initial proposal Exhibit A-10. Is materials
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and building façade standards which require standard brick masonry as well as window, this is bolt in bow window. Some exhibits went into elaborate designs and would be more to what the SID requirements. From his prospective as effective screen, quality may also be considered. Is a combination of landscaping and architecture that could work with each other. Other concern is Master Plan language and attractive gateways into the town – west and east on south avenue, right side portion will be very visible as well as westerly side, may have effective screen up front but not necessarily on the sides. Lastly would be the fence panels and whether product proposed is best solution, is familiar with product proposed can be turned 90 degrees and under wind conditions will they turn left and right.

There were no questions posed by the Board.

Ms. Anderson opened the application to the public for questions, with the no one appearing and the matter was referred back to the Board.

Michael Junghans, Engineer, appeared was sworn in. His credentials were presented to the Board and he was accepted as an expert in the field of engineering.

Familiar with application and ordinances and Master Plan. Has a handout – graphic taken from DEP of mapping of flooding in the area and was marked Exhibit RF-1. Flood elevation mass and used to establish regulatory elevations flood analysis. Township Engineer proposes base elevation generally as to Cranford. Mr. O'Brien objected to testimony to extent it goes to flood plan elevations that were previously presented. Mr. O'Brien further stated witness speaking of placement of equipment, was approved and complies with all NJDEP requirements. Time for appeal has expired. Mr. Giuditta reminded witness and attorney may only speak as to the wall.

Exhibit RF-2 marked - photos of the area as exists today and shows they are looking both east and west towards the existing substation and gives context of what is seen today, problem is today have building façade. Trees shown provide consistency, Mr. Giuditta advised the Board is considering all tree options.

Concerns is option as presented now, everything has been squeezed down with 10 or less feet, confusion as to foundation and plantings. Need to provide consistent aesthetics along South Avenue, and will be consistent line of vegetation with removal of street trees and will change the look of South Avenue. Wall will not have any trees and changes appearance of the gateway to the town. Realizes substation must be there and is needed, but pushing the equipment to the street – Mr. O'Brien objected, Mr. Giuditta confirmed approved in September, must move on. Issue with landscaping and not sufficient amount to prevent seeing the facility, need additional measures to mitigate.

Questions posed by the Board ascertained the following information:

Without moving the equipment and in reality, if arbor vitae approach taken, appears would need a maintenance agreement, always concerned with irrigation system and

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keeping it viable and vibrant. Member stated if standing in front of the building sees rusted equipment totally visible from the street and arbor vitae will screen more. Agreed from east side view. End of the day, plan has severe limitations and impacts streetscape township is trying to achieve. With limited space very little that can be done.

What was proposed was a more aesthetic wall with faux front and believed better appearance. Member asked if as an engineer, was there a better option to the entire plan. Responses interrupted and explained cannot discuss site plan. Proper controls in place to make certain a viable screen.

There were no further questions by the Board.

Ms. Anderson opened the application to the public for comments, with the following appearing:

Salvadore Perrillo, appeared and was sworn in. Disingenuous commentary – at no time ever did he hear that people were approached as to what the opinions were, was open, and was not told this was happening, only found out through his landlord. Fact that they claim they were approached, no one ever came to him to try and get information. Now lives in Cranford, fact invested his life in this town with home and business, very important that what looks appealing and makes Cranford what it is, believes trees are going to be better and will make it more of a park feeling, possibly benches and maybe a light wouldn't hurt. At end of day, should be best look it can be and could be focal point of PSE&G working within the community. Realizes this is needed, we need it to look great, not only to people coming to Cranford, but to those who live and want to make a neighborly concept.

Thomas Connelly, appeared and was sworn in. As a resident and architect, disappointed in fact that Cranford will be losing one of its cultural and historical units of interest. Would suggest a historical preservation ordinance. Will all options in front of use, would prefer one that does not look like a building when everyone will know it is not a building, believes should be an arbor vitae wall to the street with vegetation behind it.

Gerry Grillo, appeared and was sworn. He stated believes this town has a lot to be proud of on what was accomplished on South Avenue, hundreds that discuss what a great asset this is, can't help but think if this was part of the redevelopment plan, we would have made it look as nice as possible, board has opportunity to make this as pleasing as possible, thinks the proposal of arbor vitae is best proposal, need to irrigate them, forget drip system, computer system with timer, maintenance program has to be in place. Comment to PSE&G, that if larger arbor vitae could be used 16, 18, to 20, 18 foot with 2-foot elevation has 20 feet. Board in tough spot, and everyone has invested a lot of time, need to get this right, plan this time is much better as long as landscaping is maintained. Underground irrigation system is better and all automatic. Much better, still not happy with losing the façade, but better.

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James Shannon, appeared and was sworn in. He stated was present for two meetings. Cranford has no good entrances into town, if this was not public service would not be beating this to death, as a resident, need to address other properties in the town that should be held to a higher standard.

Andrew Kulhuk, Esquire on behalf of Riverfront. One concern is side facades have not yet been depicted. As far as the fencing being proposed, 3 points of Master Plan that are not being met – attractive gateway, preserve and protect small town character, and to encourage quality architecture. Does not believe what is being proposed is of those line.

No one else appeared and the matter was referred back to the Board.

Mr. O'Brien presented his summation.

DELIBERATION OF Applicant #PBA-15-00005:

PSE&G, Applicant

225 South Avenue East, Block 479, Lot 5, D-C Zone

As required by a condition of the Planning Board approval for application PBA-15-00005, the applicant is seeking approval to install a 13 foot high wall/façade with a 15 foot peak section and a 12 foot high fence along the South Avenue East portion of the property where a only a six foot high fence is permitted (§ 136-23.11(2)(3) and variance relief to permit a portion of the proposed wall to encroach up to three feet into the minimum/maximum required front yard setback of five feet required in the D-C zone (§ 136-30 Sch. 1 Att. 1).

Ms. Anderson reviewed the testimony presented.

Board comments consisted of the following:

Believes best plan is with the arbor vitae. Wants to thank PE&G for the 4 options presented, options presented tonight, wall of arbor vitae will do most to screen, need to

keep in mind this is a necessary utility that needs to be upgraded. Remembering back to Irene and being without power for two weeks. Personal experience with arbor vitae that they last a long time and looks beautiful. Substation should be removed from the flood way, however, not an option and proposal tonight is best would ask condition that height at planting be established. Low level lighting would add to the attractiveness of the wall, although street lights are available. Presentation tonight shows responsiveness of PSE&G. Knows that raising of transformers is necessary, background in civil engineering, poor overall design and ball dropped. Have come up with plan using same site, redesigned to leave the equipment in the rear and with more parking spaces. Not redesign of the project. What was presented tonight is a much better way to screen a poor design, happy trees are higher. Concern express as to having parking in back without any method of security system and would implore that PSE&G include a security system. Was originally in favor of option 1, after hearing professional testimony believes option 3 is better, still concerned

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about the wrap around portion, river side is very exposed and at a minimum, would like to see something for several sections back. Mr. Hudak advised is enforcement mechanism in place to make certain that landscaping is maintained, must be replaced as soon as possible, not specific time due to planting seasons etc. Like suggestion to make it more of a park like setting.

Motion to approve conditions contained in site plan approval Application PBA-15-00005 with use of option 3 (fence with arbor vitae planted behind) was made by Ms. Feder with the following conditions:

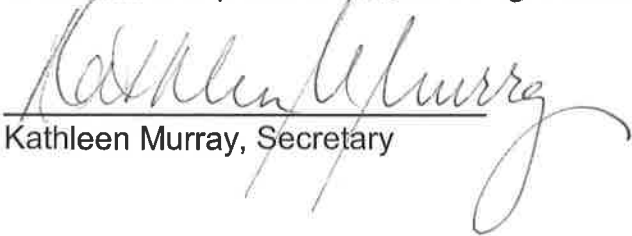
1. Will extend the decorative steel fence along driveway (on bank side) of the property and 12 feet high.
2. Fence on Riverside would be chain link with hedge slats.
3. Will construct a segmented concrete wall to gain height that slopes down to the side walk.
4. Applicant will agree with modifications and incorporate engineer's recommendations into plans.
5. Will incorporate a permanent irrigation system.
6. Will incorporate landscaping maintenance plan.
7. Arbor vitae will be minimum height of 15-18 feet at planting, and if available, will be all 18 feet at planting but in no case less than 15 feet.
8. Applicant will incorporate low level accent lighting on the fence piers.

The motion was seconded by Deputy Mayor O'Connor with the following voting in favor of the motion: Ms. Anderson, Ms. Feder, Ms. Murray, Ms. Steinbach, Mr. Aschenbach, Mayor Kalnins, Deputy Mayor O'Connor and Ms. Pedde. Voting in opposition to the motion: Mr. Taylor.

5. PUBLIC PORTION

NONE

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 11:40 P.M.


Kathleen Murray, Secretary