

**WASHINGTON TOWNSHIP PLANNING BOARD
FEBRUARY 16, 2016 MINUTES**

PLEASE NOTE AN AMENDMENT to the February 16, 2016 minutes to reflect that Mayor Wallace voted no on the Washington Square Urban Renewal application for Phase II (5/17/16).

The Washington Township Planning Board was called to order by Mr. McPoyle at 7:03 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mr. Smith, Mrs. Martin, Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mr. Sparacio, Mayor Wallace, Mr. Dennis and Mr. Centrone

ABSENT: Mr. D'Ariano and Mr. Frattali

PRESENT: Diana Tutolo, Board Secretary; Timothy Scaffidi, Solicitor; Thomas Cundey, Engineer; Rich Fini, Environmental Engineer and Jay Petrongolo, Planner

Mr. Scaffidi swore in the Board Professionals.

APPLICATIONS:

1. Washington Square Urban Renewal, LLC

257 Hurffville Cross Keys Rd.

115/3 & 3.01

Preliminary & Final Major Site Plan and Major Subdivision

Lou Cappelli, Esq. represented the applicant. Mr. Cappelli stated that they are back tonight to continue testimony for a mixed-use development that includes 100 townhomes, 330 apartments, 70 of which are affordable; a clubhouse and pool, 40,000 sq. ft. of medical space; 30,000 sq. ft. of retail space and 100, 000 sq. ft. of assisted living space. The project is in a redevelopment zone and is subject to a redevelopment agreement. Mr. Cappelli noted that they have accomplished a lot since the last meeting. There has been several phone calls and meetings between the applicant's and the board's professionals. As a result, several issues have been resolved. Mr.

Cappelli explained the phasing of the project. Phase I consists of the medical office space, retail space and an assisted living facility. Mr. Cappelli added that for Phase I, the applicant is requesting preliminary and final approval. For Phase II, the residential component, the applicant is requesting preliminary only. He added that the investors and financial people are looking for preliminary and final approval for the commercial. Mr. Cappelli commented that at the last meeting, the Board asked that the applicant look into connecting a road to Baldwin Blvd. through the Atlantic City Electric property, which is adjacent to the applicant's property. Mr. Cappelli noted that the applicant is actively involved in discussions with both parties.

Mr. Scaffidi swore in the applicant's witnesses. Nathan Mosley, traffic engineer described the traffic impact of Phase I. Mr. Mosley stated that he prepared the original traffic impact study for this project and an updated traffic impact study, submitted on 2/2/16. He noted that included in Phase I is the 40,000 sq. ft. medical office space for the Rothman Institute. It will also include 30,000 sq. ft. of neighborhood commercial space and an assisted living facility with 113 units. The applicant is proposing to maintain full movement access at Boulevard A with a non-signalized access point under Phase I. Two secondary access points will be a right in and a right out only configuration at the eastern and western limits of the project. Mr. Mosley noted that they are aware of the traffic out there, especially at peak hours. The delay would be for people turning left out of the site. He further noted that he did not see an issue with people making a left into the site. Mr. Dennis asked if there would be a left-hand turn into the development. Mr. Mosley replied that they most likely have to construct some kind of dedicated left-hand turn into the development. Mr. Mosley replied that they would be looking into it with the County. Mr. Mosley discussed the capacity on the road. Mr. Mosley testified that Boulevard A has a 30-foot wide cartway. The applicant is proposing some on street parking along the assisted living area. He added that the capacity for the roadway is 1800 to 1900 vehicles per lane per hour. Mr. Mosley noted that if they were to connect to Baldwin, they would have more than enough capacity to handle the added traffic. Mr. Dennis stated that he thought the width of cartway is less than normally requested. Mr. Petrongolo stated that our ordinance requires a minimal cartway width of 36 ft. whereas the applicant is proposing 30 ft. Mr. Mosley stated that they are trying not to create a raceway into the project. He further stated that in his experience he has found that by

minimizing the cartway, vehicles slow down. Mr. Dennis felt that by narrowing the road and adding parallel parking, it might not be a good thing. Mr. Mosely responded that the parking would only be on one side of the road. Mr. Sparacio asked where they are going to park cars is the width of the road. Mr. Mosley stated that they plan to bump out the shoulder so that there would be more cartway on the one side where the parking is. Mr. Mosley explained that in his experience, when you have on street parking it slows people down. He added that the proposed speed limit on this road would be 25 miles an hour. Mr. McPoyle asked how much are they bumping out the shoulder. Mr. Mosley replied width would be reduce by 8 to 11 ft. Mr. Mosley reviewed the variance requested for parking requirements. He noted that under the ordinance, the clubhouse requires its own parking. As per the ordinance, 78 parking spaces are required just for the clubhouse. No additional parking spaces are necessary. Mayor Wallace asked if they would be renting the clubhouse to other than residents. Mr. Santola replied that they would not be renting to non-residents. Mr. Boyer asked if the residents could use the clubhouse for parties. Mr. Santola states that they do permit parties, but it is rarely used. Mr. Mosley stated that he has reviewed the traffic and parking studies by the Institute of Transportation Engineers for apartment developments. The studies show peak parking demands that are actually lower than their proposal for the parking as per the Residential Site Improvement Standards (RSIS). Mr. Mosley added that once the site is fully built out; there would be a shared parking component between the residential, commercial and medical offices. He further added that he does see an issue with the overall parking proposed. Mayor Wallace asked if the studies could be provided. Mr. Mosley stated that he could provide them. Mr. Sparacio asked how many parking spaces and perpendicular spaces would be provided for the townhomes. Mr. Mosley noted that they are proposing 232 parking spaces for the 100 units and approximately 20 perpendicular spaces. Mr. Petrongolo noted that these spaces would be considered on street parking.

Mr. Mosley stated that the applicant is requesting a variance for the loading area spaces behind the retail buildings, A and B. The applicant is proposing 10' x 60' for loading area whereas the ordinance requires 12' x 60'. Mr. Petrongolo asked if a tractor-trailer would be loading there. Mr. Mosley stated he did not know, as they are not sure of the tenants they will have. Mr. Petrongolo asked if the drive aisle would

meet with the ordinance standard of 25 ft. Mr. Petrongolo explained that the concern is that a tractor-trailer does not have the flexibility that a single body truck would have. Mr. Boyer asked about pedestrian movement. Mr. Mosley explained that at Boulevard A there are two crosswalks. They are also proposing sidewalks throughout the residential area into the commercial area. An overall plan of the site showing the interconnections was marked as Exhibit W9. Mr. Boyer asked if they are installing speed humps. Mr. Petrongolo stated that have shown them as speed humps, not bumps. Mr. Centrone asked if there is a tractor-trailer going into a pizza shop, as they usually deliver to pizza shops, it looks a little congested to do. Mr. Petrongolo asked if Boulevard A could accommodate future development. Mr. Mosley stated that he feels there is enough capacity for the roadway itself. Mr. Cundey noted that the extension on Boulevard A shows a sharp right hand turn. Mr. Mosley replied that were trying to follow the lot line. He added that Baldwin would be continued west toward Fries Mill Rd. They will need to talk with Atlantic City Electric on how best to design it. Mr. Cundey suggested making a T intersection there.

Lance Blake, the project architect commented that after the last meeting, he took into account the Board's concerns relative to the compatibility of the retail and medical buildings. The new rendering depicts changes to materials that blend better with office building and the residential. They added more cultured stone and the roof shingles will be a deeper gray to blend more with the residential. Mr. Blake noted that they would create some differences with the architecture, awning colors and other details. An updated commercial architectural drawing was marked as Exhibit A10. Mr. Fini asked Mr. Blake if he had a chance to comment on the LEEDS construction standards or features. Mr. Blake stated that he had.

Terry Combs, the project planner stated that he has reviewed the redevelopment plan adopted by the township, the redevelopment agreement, the Planner's report and the variances requested. A project layout with the proposed subdivision lines depicted was marked as Exhibit W11. Mr. Combs addressed the variances requested. Mr. Dennis questioned if decks would be built and if they would encroach into the setback. Mr. Blake noted that under the redevelopment plan, the side yard setback is either 0 ft. or 8 ft. so it would be easy to accommodate, even with the decks. Mr. Petrongolo stated that the Board ran into this problem with decks with another application. He added that the applicant should provide the Board with their area and

bulk regulations, which should be somewhat consistent with the redevelopment plan. There is a sub-station right there, which is not going to be the greatest view. Mr. Petrongolo commented that we have asked for additional landscaping. He added that he did not know if a six-foot fence would be a great benefit. Mr. Santola felt fencing would be a positive marketing issue for them. Mr. Santola stated that would have a conversation with Atlantic City Electric regarding additional planting. Mr. Boyer requested that for final approval, we get more clarification on this issue so that it can be resolved. Mr. Cappelli agreed. Mr. Combs discussed the cross easement proposed for parking. Mr. Combs added that the whole concept is shared parking. There will be easements from one lot to the other to allow parking within the different uses. Mr. Combs discussed the proposed parking for visitors to the clubhouse or people interested in renting an apartment unit. Mr. Centrone noted that at nighttime there would be a lot more traffic on that boulevard. Mr. Centrone asked if the clubhouse would be closed for rentals after business hours. Mr. Combs replied yes. Mr. Petrongolo noted that parking on the street is one of the Board's biggest concerns. Mr. Petrongolo commented that as previously discussed, this road is required to be wider. He further commented that this road is one of the main roads in and out of the redevelopment area and future development. Mr. Petrongolo added that having parking on only one portion of the road, creates confusion as to where to park. He added that having parking on the main road creates a safety hazard. Mr. Petrongolo testified that the recommendation is that these spaces be eliminated. Mr. Dennis agreed with Mr. Petrongolo. Mr. Dennis also noted that most of the variances requested are because of the applicant trying to put too much in the space. Mr. Boyer asked Mr. Santola if the six spaces are critical. Mr. Santola replied that they have been pushed to connect through to Baldwin, at an enormous cost, which they are more than willing to do to facilitate the redevelopment. He added that everything is designed to market the community. Because this is a pilot, Mr. Santola stated that the township is their partner. Mr. Santola noted that someone would not park out there if the clubhouse were closed, as there will be plenty of parking elsewhere on site. Mr. Cappelli asked Mr. Combs if he thought there were any detriments to the variance requested for the six spaces. Mr. Combs replied that as per the Residential Site Improvement Standards (RSIS), it would be consistent with the standards. The applicant is requesting a variance for parking stall size. Mr. Combs stated that the ordinance

requires 10' x 18', which they will use in the retail area. In the office and residential areas, they will use 9' x 18' will be used. Mr. Combs stated that this accomplishes a reduction in the impervious coverage throughout the site. Mr. Combs reviewed sidewalks and loading areas proposed. Mr. Petrongolo stated that he had no objection to the variance for sidewalks as presented. Mr. Combs stated that he did not expect tractor-trailer deliveries for the retail area. Mr. Petrongolo asked, how you propose to handle a rare tractor-trailer delivery. Mr. Combs replied that they could accommodate a rare tractor-trailer delivery. Mr. Santola noted that they could not stop a tenant from having an occasional tractor trailer-trailer delivery. Mr. Santola added that if it happens often, then they would be told to use a box truck only. Mr. Combs reviewed the buffer areas proposed. Mr. Petrongolo noted that he would like to see the buffer areas on the plans. Mr. Combs addressed the proposed landscaping, noting over 350 shade trees on the site, along with evergreen and ornamental trees. The applicant requested relief for trees along the frontage where visibility is crucial. Mr. Petrongolo stated that there is a requirement for landscaped islands within the parking islands. The applicant is requesting relief from that requirement. Mr. Petrongolo had no objection to this request within the commercial area. Mr. Boyer asked if the residential area should be discussed before final approval. Mr. Petrongolo agreed to continue the discussion for the residential portion at final approval.

Mr. Fini noted that he reviewed the tree removal and compensation, there were no compensation trees identified on the site. Mr. Fini requested that a plan be submitted prior to final approval. Mr. Cappelli agreed to do so.

Mr. Combs reviewed the proposed parking for the site. Mr. Petrongolo discussed the assisted living parking requirements. He stated that approximately 150 spaces are required as per the ordinance. The applicant is providing 69 spaces. Mr. Boyer asked if Mr. Petrongolo was comfortable with 69 spaces. Mr. Petrongolo testified that he reviewed the overall parking scheme and the shared parking and has no objection to the variance.

The Board recessed at 8:50 pm.

The Board reconvened at 9:03 pm.

Mr. Santola noted that at the last meeting the apartment lofts were discussed. The lofts have pitched roofs, which does not change the height of the building. The lofts will not have closets or bathrooms. There will have a half wall that overlooks the living area, which is a luxury amenity. The apartments with lofts could only be on the fourth floor because that is where they have attic space. Mr. Petrongolo stated that the roof eaves should not be more than 50 ft. He added that the lofts would be completely interior to the building. Mr. Petrongolo commented that the Planning Board has the ability to make an interpretation under the Redevelopment Plan. Mr. Petrongolo did not feel that it would hurt the intent of the ordinance to have the lofts. Mrs. Martin stated that it would be a great amenity to offer. She added that it is a high-end feature so they would be able to ask higher rent for those units. The Board agreed to the lofts as long as the height does not change.

Mr. Santola testified that they have made significant strides to connect back to Baldwin. Mr. Petrongolo stated that the connection is very important to the redevelopment and to the applicant's development. He added that the project needs County approval. Mr. Cappelli stated that he was very confident in getting Atlantic City Electric's support.

Mr. Santola explained the Affordable Housing issue. He commented that by creating the COAH cluster we create where management specifically to the needs of an affordable residence. He further commented that in order to live in an affordable residence, you have to have a job and you have to qualify for a COAH unit. Mr. Santola pointed out that when you drive through the community, you will never know which units are the affordable housing. Mr. Santola noted that in all of the municipalities they worked in; the affordable units work. Mayor Wallace requested a list of the towns. Mr. Santola agreed to give Mayor Wallace a list of the mayors for the towns. He added that it is important to get these affordable homes built to bring the affordable component into the project and to make it work and solve the municipality's needs. Mr. Petrongolo asked if the buildings could be on separate lots. Mr. Santola explained that they need to be on the same lot. Mr. Scaffidi agreed.

Mr. Petrongolo addressed his 2/9/16 review letter. With regard to the submission items, all of those items the applicant has addressed or will provide. There are discrepancies between the subdivision plan and the site plan; the corrections must be reflected on the revised plans. Mr.

Petrongolo reviewed the variances requested. Mr. Petrongolo noted that signage has been withdrawn. If signage is provided, the Board will consider it at final. Mr. Dennis asked if the fire department checked to see if they could maneuver around all of these buildings. Mr. Santola replied that made changes that were required. Mr. Boyer asked about open space. Mr. Petrongolo explained that the applicant is required to have 35% open space for the entire project. The applicant indicated that they would comply.

Mr. Fini addressed his 2/15/16 review letter. He stated that the project is within tier 1 and tier 2 of the Wellhead Protection area for well #19. Mr. Fini noted that he would like a correction made to the Environmental Impact Statement for the woodlands. The applicant has listed it as having one acre whereas it should be 3.7 acres. He also noted that the applicant has 60 trees removed, whereas over a 1000 trees were removed. Mr. Fini stated that an environmental concern is that the historical data is incomplete. He recommended that the environmental consultant should contact NJDEP to research the data. Mr. Fini noted that there is an existing dwelling on the site and a dwelling that has been demolished. Both must be properly abandoned. Mr. Fini listed uses that are prohibited in the Wellhead Protection Area. They are any dry cleaning establishment, any coin operated or commercial laundry facilities, photo processing operation or any painting operations. Mr. Fini recommended a conservation deed restriction for each lot, along with legal descriptions. He also recommended Best Management Practices and Parking Lot Operations for the medical and assisted living facilities. Under Tree Protection, a partial plan is in place. The applicant has left out several large diameter trees. There is an additional fee required for the permit application. Mr. Santola clarified that no top soil will be removed from the site.

Mr. Cundey addressed his 2/9/16 review letter. Mr. Cundey stated that most of his comments have been reviewed by testimony or by Mr. Petrongolo. Mr. Cundey noted that under site layout, streets and parking lots, there is supposed to be no maneuvering of vehicles within 60 ft. of an entrance drive or driveway lane of a parking lot. Mr. Cundey further noted that the driveway at the south side of apartment building C does not comply. Mr. Cundey stated that phasing has been proposed. Revised plans must be more detailed in the handling of the

phasing so that whoever is constructing will know where to stop the waterline and drainage lines. Mr. Cundey noted as far as Stormwater Management, he spoke with Mr. Combs about the requirement to complete a low impact checklist. Mr. Combs agreed to do that. Mayor Wallace asked if bollards were collapsible. Mr. Cundey replied that details were not given. Mr. Santola testified that they have not worked out the details with the Fire Chief.

A motion was made by Mr. Boyer and 2nd by Mrs. Martin to open to the public. All in favor.

Mr. Scaffidi swore in Vicky Binetti, Vice Chairperson for the Environmental Commission. Mrs. Binetti stated there are some very large trees that were overlooked on the tree plan. Mrs. Binetti asked if an updated enumeration of the trees and a calculation of the compensation requirement could be a condition of approval. Mr. Santola stated that they would take care of this. Mrs. Binetti noted that the dog run next to a stormwater basin is inappropriate. Mrs. Binetti asked for the dog run to be re-located. Mr. Santola felt that dog owners pick up after their dogs. Mr. Santola indicated that they would not relocate the dog run. Mrs. Binetti stated that the Environmental Commission recommends groundwater monitoring at basins A and B. Both are located in wellhead protection area. Mr. Santola testified that he has never been asked to do this. Mr. Fini explained that projects operating in wellhead protection areas have groundwater monitoring well where they are sampling. Mr. Fini noted the sites in the township that are doing it. He added that this is way of seeing how well your Best Management Practices are working on site. Mrs. Binetti raised the issue of open space. She challenged the applicant to account for their calculations for open space requirements. Mr. Petrongolo noted that corrections need to be made to the calculations. Mr. Santola felt that they are contributing \$250,000 towards the construction of a soccer field. Mr. Petrongolo replied that was in lieu of providing on site recreational facilities.

A motion was made by Mr. Boyer and 2nd by Mrs. Martin to close the meeting to the public.

Mr. McPoyle entertained a motion to approve preliminary and final site plan for Phase I.

A motion was made by Mr. Boyer and 2nd by Mrs. Martin.

Roll call was taken as follows:

In favor: Mr. Smith, Mrs. Martin, Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mr. Sparacio, Mayor Wallace, Mr. Dennis and Mr. Centrone

Opposed: none

Abstained: none

Application Approved: (9-0)

Mr. McPoyle entertained a motion to approve preliminary approval for Phase II.

A motion was made by Mr. Boyer and 2nd by Mr. Bidinger.

Roll call was taken as follows:

In favor: Mr. Smith, Mrs. Martin, Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mr. Sparacio, Mr. Dennis and Mr. Centrone

Opposed: Mayor Wallace

Abstained: none

Application Approved: (8-1)

MINUTES:

1/5/16

A motion was made by Mr. Boyer and second by Mrs. Martin to approve the minutes of January 5, 2016. All eligible members voted in favor of the January 5, 2016 minutes.

Open Meeting to the Public:

A motion was made by Mr. Boyer and 2nd Mr. Sparacio to open the meeting to the public. All in favor. No one in the public wished to comment.

Close Meeting to the Public:

A motion was made by Mr. Boyer and 2nd by Mrs. Martin to close to the public. All in favor.

Adjournment:

A motion was made by Mr. Sparacio and 2nd by Mr. Boyer to adjourn the meeting. All in favor. The meeting adjourned at 10:36 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held February 16, 2016 and should not be taken as verbatim testimony.

Respectfully submitted,



Diana Tutolo
Planning Board Secretary

Cc: Mayor
Business Administrator
Township Clerk
Council
Director of Community Development
Tax Assessor
File