

MEETING MINUTES

**TOWNSHIP OF OCEAN
REDEVELOPMENT COMMITTEE**

AUGUST 17, 2020
7:00 PM

1. FLAG SALUTE

2. CALL TO ORDER

- ROLL CALL

Ben LoParo X Lydia Dodd X Ken Baulderstone X

OPEN PUBLIC MEETING ACT – PURSUANT TO THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROPERLY PROVIDED BY SENDING COPIES OF THE NOTICE OF MEETING TO TWO NEWSPAPERS, THE ASBURY PARK PRESS AND THE PRESS OF ATLANTIC CITY. THE NOTICE WAS POSTED AT THE OFFICE OF THE TOWNSHIP CLERK AND ON THE BULLETIN BOARD OF THE ADMINISTRATION BUILDING.

MEETING MINUTES

Motion to approve the Meeting Minutes May 13, 2019 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

REGULAR MEETING

3. New Business

Updates - Waretown Plaza Redevelopment - Block 41, Lots 37, 38.02 and 39.01

Mixed Use/Commercial/retail/Office Space

Assisted Living Facility

Apartments/Town Houses

Michael Vitiello, Attorney licensed in New Jersey, representing the applicant. This is a follow-up to the last Redevelopment meeting on May 19, 2019. A representative of the developer/property owner, Civil Engineer, Professional Planner and Landscape Architect are present tonight. At the last meeting the Redevelopment Committee reviewed the plan proposed, the Township’s professionals sent review letters and there was discussion about items that needed to be corrected or changed. Since then, the applicant has amended and resubmitted the plan. The Township’s Planner has written a revised report going over the changes. The Township’s Landscape Architect has not written a revised report, however, the applicant’s Landscape Architect spoke with the Township’s Landscape Architect today.

Nick Mackres, Representative of the Developer, is sworn in by Township Attorney Dasti. Mr. Mackres discussed the revised plan is much better, much prettier, with reduced parking spots by the hundreds. That saved everybody money as well as stormwater management.

Clayton Block is to the North, Breakers Restaurant and Route 9 is East and the ShopRite Plaza is to the South. Behind is WJRZ Radio Tower and the Ocean County Training Center. The number of units has not changed. The uses have not changed. Up front is the redevelopment of the shopping plaza. The hotel will get a facelift. Further back away from Route 9 are age-restricted apartments, with age-restricted town homes behind that. 80% of the housing units are age-restricted. 20% COAH mandate is in the mixed-use commercial apartments. That is the property next to the ShopRite. Volunteer Way is to the South.

Mr. Vitiello discussed Exhibit A1 is being presented here tonight in PowerPoint. There are paper copies for the public that will be part of the Redevelopment Committee's permanent file. Mr. Mackres just talked about the first five pages. The sixth page of the document is introducing Bruce Jacobs, the Civil Engineer.

Bruce Jacobs, Applicant's Civil Engineer, is sworn in by Township Attorney Dasti. Mr. Jacobs discussed he is a Professional Engineer and Planner in the State of New Jersey, Director of Engineering at Gravatt Consulting Group and I have been employed there for over 30 years. I represented this applicant in front of this Redevelopment Committee on numerous occasions. I have testified in the surrounding counties.

Mr. Jacobs discussed the discussions with the Redevelopment professionals are centered around the orientation of Road B that runs North and South through the site. The applicant looked at realigning it slightly and relocating some of the features along it. The road was realigned with the existing access road for Town Center across the street. Going North the applicant realigned the roadway with the roadway coming up from Route 9 on the North end of the site between Breakers Restaurant and the shopping center and created a circle at that point. The road continues in an uninterrupted fashion toward the North to the Clayton property where an extension can be done in the future. Some of the buildings had to be reoriented on the site because of the reorientation of the primary access of the North/South access road. The number and size of the buildings did not change. The clubhouse portion of the site was relocated to be coincidental at the intersection or the circle of the two roads.

The buildings were relocated and split so they have their own accesses from the road so that there wouldn't be any parking along Road B. The parking area next to the club house has been reconfigured on both the North and South of the clubhouse. The amenities were also reconfigured. The sports court has been relocated so all recreational improvements are together. The parking area in the Southeast corner of the sort was reconfigured so there are only two accesses to the primary road. That was the suggestion of the Township Planner. The primary access runs North and South with a few access points to the residential area after the circle. There is a secondary connection from the residential portion through the hotel parking lot. That will provide two access points in case of an emergency in that section of the property.

The Township professionals wanted more access points with regard to bicycles and pedestrian access. Additional access points were provided along the Rail Trail. There is a proposed access at the Northerly entrance. There is another one at the North side of the basin. It will come in from the bus stop and will go all the way up to the building. Another bike access point to the trail will be on the South side of the basin. That will go all the way up to the primary road, that goes North and South. At that junction, the

applicant is proposing a pavilion at the recommendation of the Township professional. Another bike access will be at the intersection of Volunteer Way and Route 9. That will extend to the main road.

There are pedestrian access points to all the buildings from the Rail Trail, as well as all the buildings from Volunteer Way. There are bike paths along the primary access roads. There will be a four-foot wide bike path on each side of the street, which is consistent with the Town Center Plan that the developer is following to comply with the road design.

There will be street furniture and lighting along the main roads in accordance with the Township's Master Plan. There are three principle access points along Route 9. Those will remain. The most Northerly access point will be relocated further South than what it is today so that it will not conflict with the existing covered entry into the restaurant. It will have direct access into the site.

Each three access points will be designed in accordance with the NJ Department of Transportation (NJDOT) requirements. Each one will have a right turn out and a left turn out. That will increase the level of service of all the roadways. The applicant is proposing a right turn lane off of Route 9. Route 9 will be widened in the that section and will have a dedicated right turn lane turning West on Volunteer Way. Consistent with what has been designed on the South side of Volunteer Way, the applicant is proposing eleven parking spaces West of the main access point.

The last plan had a three-lot subdivision. The applicant is now proposing a five-lot subdivision. The subdivision is for financial purposes so they can take mortgages out on smaller chunks of pieces of property. One of the lots is for the hotel. One lot is for the strip shopping center. One lot will be for the residential section of the lot. The South side of the property will be divided into two and the center of the primary access way will be the dividing line between the two.

Mr. Vitiello discussed the whole site will be encumbered with a reciprocal access in utility easement. It will function as a single site.

Mr. Jacobs discussed that is correct and in addition to that, the restaurant on the adjoining Lot 38.02 is also included in that reciprocal cross-access easement, drainage easement, etc.

Scott Taylor, Taylor Design Group inquired if that includes cross-parking as well.

Mr. Jacobs discussed, yes. Right now there is cross-parking between them now. The restaurant does not have enough parking to satisfy its needs today. Most of the people park on the South side of the access road.

Mr. Vitiello discussed that easement is intended to deal with utilities, parking, travel ways and sidewalks.

Mr. Jacobs discussed service areas have been provided at the rear of various buildings for trash enclosures and things of that nature for the commercial aspect of the site. For the residential development there is a compactor that is located to the rear of the clubhouse. The site flows a lot better than before and the intent of what was discussed with the Township's professionals at the prior meeting has been met.

Due to the reconfiguration of the site, the parking was focused on specific areas on the site. Each subarea of the site is self-contained for its own parking needs. The reason we have 33 extra spaces is to ensure there is adequate parking in each specific spot around the site. It is consistent with the Residential Site Improvement Standards (RSIS) requirements and the Township requirements. It also gives flexibility

when tenants come in, the developer can massage the size of the buildings a little bit and reconfigure ever so slightly to accommodate the tenants and still have adequate parking.

Mr. Vitiello discussed on top of that, you would also have the easement rights.

Jason Worth, T&M Engineering, discussed the plans indicate 1,241 parking spaces. That is down to 1,223 on the new plan.

Mr. Jacobs discussed 1,241 parking spaces include the 11 parking spaces on Volunteer Way.

Mr. Worth discussed with the last iteration there were 18 green-banked spaces.

Mr. Vitiello discussed Mr. Jacobs was mostly speaking on Slide 7 and Slide 8 in the A1 Exhibit packet. In the Planner's review letter, the Planner notes that there are many areas where you revise the plan to bring it into much closer conformity with the existing Redevelopment Plan or to bring it into full conformity on certain items. There are also other items where the Planner notes that there is still technically a nonconformity with the existing plan. Mr. Vitiello inquired, with regard to the Redevelopment rights to this parcel, if this would address those inconsistencies.

Mr. Jacobs discussed that is correct.

Mr. Jacobs discussed there is two existing drainage basins in the central portion of the site. The developer will continue to use those drainage basins and expand them. The New Jersey Department of Environmental Protection (NJDEP) has requirements on how we can expand them. The basins can only be expanded horizontally and cannot be over-excavated to create wet basins. The developer is proposing underground recharge systems and rain gardens throughout the site. If the Township approves the application the way it is, the developer will start looking at the impacts of stormwater management. There are fixed places for where buildings and infrastructure will be.

Mr. Worth inquired if the layout being proposed will be able to accommodate the stormwater management features that will be reviewed in more detail at the next step.

Mr. Jacobs discussed the applicant believes so. Most of them will happen between the pavement and lawn areas of the site. That is where most of the stormwater feature will be underground.

Mr. Worth discussed the Committee can tell there is going to be green open space between a lot of the residential buildings in the back. Mr. Jacobs could touch on what is going to be in those spaces and inquired if it is going to be primarily stormwater management features or any other amenities.

Mr. Jacobs discussed it will be primarily stormwater management recharge systems.

Mr. Vitiello discussed this is not a Planning Board meeting for site plan approval. The applicant expects to have much more detail at the Planning Board, subject to the Township's comments.

Mr. Worth discussed the updates and revisions the applicant has described here make the site function a lot better than the prior proposal did. At further review, there may be some driveway entrances, emergency vehicle access, curb radiuses or garbage and recycling areas that need to be looked at.

Mr. Jacobs discussed the next step of the applicant would be going to NJDEP, which is Coastal Area Facility Review Act (CAFRA) and NJDOT. Once those are worked out, then the applicant will come in front of the Planning Board.

Mr. Taylor discussed it may make sense that once the applicant gets that final layout before the grading and utilities, there be an informal meeting so that the geometry of the loading areas get vetted out. It is much easier to change 3 lines on a site plan versus 30 sheets of final engineered drawings. The Township Professionals had a very productive meeting with the applicant on the site design changes. The plan is much improved from a year ago.

Mr. Vitiello discussed there is a second board that shows what was presented the last time to show the comparison.

Committeeman LoParo discussed if you are in the Southeast corner of Building 8, there is no close parking for that building.

Mr. Jacobs discussed that is one of the things that was given up in order to provide a road that did not have parking on it, at the suggestion of the Township's professionals. The parking is now on the West side of the building. Some of the units have driveway access and some have parking. Assigned parking spots would be determined much later in the process.

Committeeman LoParo inquired if there is room to put a strip of parking on the East side of Building 8 and Building 9.

Mr. Jacobs discussed the green-bank parking previously discussed by Mr. Taylor was strongly discouraged by Township professionals for efficiency of the travel way.

Mr. Worth discussed the concern was somebody backing out of those spots into that busier access drive, especially if the site connects through the Clayton lot in the future. There is some parking in front of Buildings 8, 2 and 4.

Mr. Jacobs discussed there are driveways and garages along the central access drive. Not all units have garages. The driveway would go with the garage. There are 80 spaces for garages. The entrance for Building 2 is from the North and there would be side accesses from the East and West.

Mr. Worth discussed Building 2, 4 and 8 each have ten garage units.

Committeeman LoParo discussed if a tenant lives in Building 2 and does not have a garage, parking is on the South side of Building 2 and has to walk around the front of the building to get in.

Mr. Jacobs discussed or walk through the back. The tenant can get in through the back. The exact design of these building has not been specified. The applicant has provided parking as close as possible to the buildings in every shape and form.

Mr. Taylor discussed it is important for there to be some flexibility in the parking. It is very hard to justify the additional cost to do the garage space. There is no real parking in that driveway space. It is either driveway or garage, unless you only rent those to the two-bedroom units or somebody with two vehicles. The applicant can get more parking by having a row of parking spaces in front of the buildings.

Committeeman LoParo discussed the applicant could put parking beyond East and West of the garages and extend parking spaces down to the corner and back up to Building 8. That is 10-15 more cars.

Mr. Jacobs discussed that can be done provided the width of the buildings would have to be modified as well as the spacing back-to-back of the buildings.

Mr. Vitiello discussed the applicant will propose to comply with all State requirements on handicap parking.

Mr. Jacobs discussed handicap parking is shown on the site and has been placed in strategic locations for all the various buildings. The lower floor of all the buildings are handicap accessible. The buildings may have other Americans with Disabilities Act (ADA) accessibility, like elevators for example. That is more for Mr. Mackres to discuss.

Nick Mackres, Applicant, discussed the goal is to put the elevators in the three-story apartments. There can be more access points. That will be figured out after NJDEP and NJDOT approvals.

Mr. Jacobs discussed during the process of preparing plans for NJDEP and NJDOT, the applicant would meet with the Professionals before finalizing those plans. The parking aspect can be worked out at that time.

Mr. Taylor discussed it would be helpful if that gets incorporated into the Township Planner and Township Engineer's Redevelopment Plan.

Mr. Work discussed since these are age-restricted units, I am recommending some flexibility within the plan to provide adequate parking for everyone.

Mr. Vitiello discussed the proposal is a demonstrative plan designed to help create the Redevelopment Agreement. The exact square footage of each buildings and the exact counts and distances are demonstrative at this point. Hopefully they stay the same. The representative and developer would be guided by what the Committee sees fit to approve. It is a large project. Further along in the process there will be a discussion of phasing. There are affordable units that need to be brought on line as the rest of the development is brought on line. Developers agreements as part of the site plan review need to be worked out.

Township Attorney Dasti discussed in terms of the phases, that is something that the Committee would want to flush out. The applicant should testify in terms of how many phases, what phases are being done, time frames.

Mr. Jacobs discussed at this point, phasing is not absolutely finalized completely. The applicant has no idea with regard to time frame. Part of it is getting all the DEP approvals and there is no time limit there.

Township Attorney Dasti discussed once you have your approvals in, there should be a time frame.

Mr. Jacobs discussed the developer will start the commercial first, so revenues can be generated to build the housing in the back. That is as far as the applicant can go with phasing. The applicant had alot of tenants who have walked. All the utilities are in the front of the site. Water and sewer utilities need to extend throughout the entire site. Commercial will be first, apartments shortly thereafter, renovate the shopping center and Townhouses will probably be the last thing constructed.

Committeeman LoParo inquired how far along in this journey do you see the applicant renovating the shopping center.

Mr. Worth inquired if the commercial includes the expansion of the hotel or the new mixed use commercial in the Southeast portion.

Mr. Mackres discussed with a big project phasing is difficult. DEP approvals cannot be obtained in a year or even two years. Now it is COVID and the start date is three years from now. Mr. Mackres discussed if his tenant's contract is signed now, he will have to pay fines.

Mr. Vitiello discussed Mr. Mackres is talking about a commitment from a potential tenant that he is negotiating with for one of the new buildings. The applicant is telling tenants that three years from now is a likely date of completion for that section.

Mr. Mackres discussed he has numerous realtors. The potential tenants say send over your plan when you are approved and then we will talk. I have some realtors that see the South corner as a bank. I am mostly looking at a drive-through food store. There has been discussion about the three-story commercial office and medical. The problem is getting DEP and DOT approvals through the state. I think the process is a year and a half now. My goal is to go for the commercial. If the road is built and the utilities are there, both sides can be built out and work towards the back. I wish the plaza was renovated years ago. The roof needs to be replaced. I do not have a time frame on that. I need to have cashflow to pay for this. I cannot increase my rents on the plaza.

I am open if the Committee wants to give percentages for a timeline, number of units, talk to your professionals, what is average out there and we can discuss. Right now, I do not know. Ten years ago residential was big. A year later it was commercial, then Superstorm Sandy.

Mr. Taylor discussed the project is completely market dependent. The Governing Body does not want to see all residential built out, the hotel expanded and then nothing else built. Some commercial and/or some residential will have to be generated to fund other things. The applicant should supply some base benchmarks to the Township. The strip store is important.

Mr. Vitiello discussed the applicant and the Township is on the same page. The timeline will have to tail off the status of construction. The phasing schedule and phasing requirements will allow some development to take place but make sure other development does not lag too long. The applicant and the Township both agree that this type of phasing needs to be in the plan. The actual counts, numbers and types of development can be added in.

Committeeman LoParo inquired if that is enforceable.

Township Attorney Dasti discussed a phasing plan with an order of operation of how things are going to be developed is subject to the Redevelopment Agreement that the Township will have to approve.

Mr. Vitiello discussed if the Redevelopment Committee thinks the applicant is very close to something they can work with, the Township Planner can prepare a draft of the plan or plan amendment. Prior to the Redevelopment Committee approving the draft, the applicant can add more detail to the phasing section.

Township Attorney Dasti discussed he likes to use the term “Order of Operations”, for example A,B,C needs to be done before D.

Mr. Mackres discussed he agrees with that but does not want his hands tied, as you do not know what is going to happen down the road.

Mr. Vitiello discussed the applicant’s Landscape Architect will briefly talk about some of the other changes.

Bryce Bennett, is sworn in by Township Attorney Dasti. Mr. Bennett discussed he is the preparer of the plan you have before you, NJ State License No. 366. Mr. Bennett discussed he provided testimony at the May 13, 2019 meeting and would like to address items in the January 15, 2020 Planners letter.

Item No. 4A. The plan will include numerous landscape architectural amenities, which will include a very coherent overall pedestrian and bicycle circulation plan. The plan will foster a safe, pleasant and unique living and working environment in Waretown, which includes sidewalks, paths, accommodate cohabitation with the vehicular circulation. The applicant will use differentiation in pavement where necessary and appropriate markings to achieve that safety.

There will be important connections to the Rail Trail. There are six points at which the pedestrian circulation touches the Rail Trail, with additional landscape architectural amenities to highlight these points. The applicant will try to coordinate with the County so what is shown on the plan matches what the County is looking for at their trail. A lively human scale environmental will be created within the residential and commercial areas. The applicant will provide street furniture, curbing at the Township’s directives, where it is needed and appropriate. The applicant is looking to create socially distanced places for people to enjoy the environment safely and to foster commerce in a safe fashion.

There will be lots of aesthetic plantings, bicycle racks, refuse and recycling containers. Rain gardens will be tied into the drainage features and become part of the treatment plant for the runoff waters. The spaces between the residential buildings could be used as lawn play areas.

Item C on the letter is regarding protection of environmentally sensitive resources. The overall layout retains quite a green ring around a good portion of the site’s perimeter. That includes wetlands, wetland buffer and critical wild habitat area. This is the important work of retaining and protecting some of Waretown’s most environmentally sensitive resources. At the site plan level, the applicant will specify many of the native tree, shrub and perennial plant species to honor and reinforce this commitment to this issue.

At the last meeting I spoke about mitigation of heat island effects. The applicant is committed to using an emphasis of large growing long live trees. This will move it back towards a green site and reinforce the natural state. The State did a recent study demonstrating that native plants were cost effective and would be less irrigation thirsty. That study led to a bipartisan bill that requires now the State’s state-funded capital projects to use exclusively native plants with some exceptions. This saves water and money.

Item F on the letter is regarding circulation. The applicant has sequestered the differences in the intensity of the pedestrian, bicycle and vehicular uses. The applicant will use materials, markings and controls at the site plan level to do this in a very effective way. The Township is going to evaluate all the multi-mobile transportation issues to on and off site destinations, where people are headed and people are living and try to find a combination for it. The site is going to be a high-functioning town center development

located on Route 9, which is a major vehicular artery, flush against the largest trail in the County park system.

Mayor Baulderstone discussed with the closing of gyms, a lot of people have discovered walking, and inquired where the residents will be able to walk.

Mr. Bennett discussed at the site plan level, this will be in great detail. Sidewalks extend around the entire interior of the site. I do not know the condition of the wooded areas at the rear of the site. The sidewalks will be connecting to the Rail Trail taking sidewalks toward the back. There are fire trails. I am sure somehow someone is going to make a walking path back there to connect as well.

Mr. Worth discussed there are sidewalks completely circumventing the islands of apartment buildings and inquired if people can walk on the interior of the site pretty easily.

Mr. Jacobs discussed, yes.

Mr. Vitiello discussed there was a question on the report about whether the roadways, parking lots and stormwater system will be private. The applicant's civil engineer put a note on the plans that confirms that those would be private.

Ms. Nazzaro Cofone, Owner of Cofone Consulting, 125 Half Mile Road, Suite 200, Red Bank, NJ, is a licensed Professional Planner and has provided testimony for about 24 years as a consultant.

Ms. Cofone has been accepted here and at about 400 other Planning and Zoning Boards throughout the State. I teach Planning and Zoning courses for the Rutgers Center for Government Services, I have been an adjunct at Monmouth University where I teach real estate, I am an Affordable Housing Special Master, I have about 30 towns and work for 8 different judges throughout the state. I am the Planner of Record in the Casino Redevelopment Authority in Atlantic City and my firm does some redevelopment planning for a couple of municipalities.

Ms. Cofone is sworn in by Township Attorney Dasti and affirms that she has testified previously before the Redevelopment Committee.

Mr. Vitiello discussed there are questions regarding the goals of the Municipal Land Use Law (MLUL) that would be met by this concept plan if it was approved.

Ms. Cofone discussed the iteration of the plan the Committee has before them this evening is more consistent with the Redevelopment Plan than prior iterations of the plan. That is because of the pedestrian activity and the boulevard that is now there. The Redevelopment Plan was pretty specific as far as what type of pedestrian connectivity the Township wanted to see. Walking trails are needed throughout a community like this. The Redevelopment Plan specifically calls for a mix of uses here. The applicant likes a variety of uses in centers like this, commercial, residential and medical offices so that during the week the medical offices can support the local restaurants that might be in the center. On the weekends the restaurants can be supported by the residential population.

That is what the Redevelopment Plan envisions for this area. The iteration of the plan you have before you this evening is spot on with those goals. Some modifications to the Redevelopment Plan are needed as far as uses and other things. Globally and on a larger scale, the applicant is absolutely consistent with

the Redevelopment Plan. I am very comfortable, from a Planning point of view, the applicant has accomplished many of these Redevelopment efforts.

The market changes so frequently, the applicant is trying to be responsive to that. Vibrant and dynamic mixed-use areas reflect the changes the applicant is proposing and will allow the center to be developed in that way. In the Township Planner's January 15, 2020 review letter, he recognized the overall unit count was 298 not the 296 that was in the Community Impact Statement (CIS). Using the multipliers, it changes by not even one person. The multipliers tend to overstate the populations. The fiscal impact is based on conservative numbers. That discrepancy will not result in any major shift of the application in one way or the other. Mr. Bennett is working hard to make sure the pedestrian connectivity is on the site and works with the landscape plan.

Mr. Vitiello discussed there was an amendment to the CIS that was submitted. The Planner's report said the amendment is what they are looking for. Since this proposal does not fall currently in the draft of the Redevelopment Plan, the applicant is requesting the Committee authorize their Planner to plan a draft of the amendment that would authorize this. There has been discussion there should be an amendment to the overall plan or it should be a subplan within the existing plan. It is a question of semantics. If the Planner came up with a redevelopment subplan that falls within the overall plan for this property, the Planner would do just that. If the Planner wants to amend the whole Redevelopment Plan, most of the rest of the Redevelopment Plan is already addressed in subplans. The Planner would have to acknowledge in the amendment of the overall Redevelopment Plan that the applicant is not addressing these other areas, as they are still governed by subplans that will not be disturbed and what the applicant is really addressing is this area and here are the amendments.

There are some extra lots. It is not the only lot that is left in the Redevelopment Plan. There are a few others. Whether the Township amends the subplan or amends the overall Redevelopment Plan, just the planning elements would be looked at for this area.

Ms. Cofone discussed the applicant's professionals will work with the Township's Planners and modify the Redevelopment Plan in a way the Township desires.

Mr. Worth discussed most of the other sites around town have received a site-specific Redevelopment Plan. The Township's feeling is this is the largest remaining tract encompassing a significant area of the redevelopment area. Given the departures from the redevelopment plan, this would require an update to the redevelopment plan, given the linkages between this site and other sites, this would not be an update to the Redevelopment Plan for other sites but it would be an update to the Redevelopment Plan to allow this type of design. This will create the zoning the applicant will have to follow in their next steps down the line within the Township municipal approvals.

Ms. Cofone discussed it can refer to phasing but the real phasing will come in the Redevelopers Agreement with the Township. The Redevelopment Plan will be more global and will say the applicant must build residential units before getting one more Certificate of Occupancy to do the façade. The applicant will comply with the Council on Affordable Housing (COAH) regulations and COAH bedroom distributions on site in the inclusionary development.

Mayor Boulderstone inquired which is the most efficient way of doing it, site specific or updating the Master Plan.

Mr. Worth discussed it is similar both ways. Updating the original plan is a better starting point. This tract is so large compared to the redevelopment area, some of these other sites may now be able to be built to coexist with this one a little better. It makes the whole area fit together better.

Ms. Cofone discussed it might give the Township the opportunity to look at the uses there for other sites while amending the plan. That plan was done in 2013. It is a very different economic landscape now.

Township Administrator/Clerk Ambrosio confirmed this is an amendment to the Redevelopment Plan, not the Master Plan.

Mr. Worth discussed, yes, the Township's Redevelopment Plan.

Mr. Worth discussed Mr. Jacobs has gone into good detail, relative to the changes. Mr. Taylor has indicated the changes that have been presented are much more beneficial for the site, as far as circulation and pedestrian access.

Mr. Taylor discussed the applicant addressed a number of the comments in the Township Professionals' May 7, 2019 report at the May 13, 2019 hearing to the Committee's satisfaction. Those will be reflected in the zoning and design standards for this site. The applicant did present front facades for all the different building types and they were consistent with all the design objectives. Those will be included in the subplan. This is something the Township could be very proud of.

Mr. Mackres inquired how long will the amendment to the Redevelopment Plan take.

Mr. Worth discussed if the Committee is favorable, we will start working on that right away and try to make something happen for September, perhaps October.

Mr. Mackres discussed a bulk standard change needs to be included. The mixed-use building on Route 9 has to go five feet bigger to include a stairwell and two entrances, for the current tenant. In the original Redevelopment Plan, the drive-through is an issue. I would like to have a bank or food service there and the plan needs to include the hotel as a permitted use.

Mr. Worth inquired if the five-foot building change is the width or is it out toward Route 9.

Mr. Mackres discussed it is the width for the stairwell and it might need an elevator. The architect will email it to Mr. Worth.

Mr. Worth discussed that could create additional parking. If it does, there is additional parking to accommodate.

Motion to open Public Comment was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

No comment from the public.

Motion to close Public Comment was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

Township Attorney Dasti discussed the applicant has revised the plan pursuant to the Township Planner's January 15, 2020 review memorandum. The applicant was back in front of the Redevelopment Committee on May 13, 2019 and the plans have been revised and addressed various concerns of the Township and the Township's Professional staff. At this time, the Redevelopment Entity could make a motion to approve the concept plan as revised and presented. At that point the Township's Planner's office could make an amended Redevelopment Plan.

Mr. Worth discussed the Township Planner will make every effort to complete the Amended Redevelopment Plan for the September 22, 2020 Township Committee meeting. The plan can then move to the Planning Board meeting October 1, 2020 and then back to the Township Committee meeting October 13, 2020.

A Motion to Approve

Motion to approve the concept plan as revised and presented by the applicant and authorizing the Township Planner to amend the Redevelopment Plan was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

Adjournment

Motion to adjourn was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo

Roll Call: LoParo; Yes, Dodd: Yes, Baulderstone: Yes

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date