

BOROUGH OF BOUND BROOK

Planning and Zoning Board
Minutes of the Regular Meeting
Thursday, March 23, 2023 at 7:30 p.m.
Council Chambers Brook, New Jersey

The meeting was called to order at 7:30 p.m. by Chairman Michael Witt with a reading of the Open Public Meeting Law Statement followed by the Pledge of Allegiance.

Roll Call

The following were recorded present:

Mike Witt, Chair
Scott Sloan
Howard Wagner
Wale Adewunmi
Maralee Sanders
Jim Ayotte
David Morris, Mayor
Abel Gomez, Council
Dominic Moramarco

The following were recorded absent:

Mark Speed
Josh Schroeder

Also recorded present:

John Belardo
Timothy Jenssen
Charlie Cunliffe

Approval of Minutes

Upon a motion by Councilman Abel Gomez, seconded by Maralee Sanders, the January 12, 2023, minutes were approved. All were in favor.

Upon a motion by Scott Sloan, seconded by Councilman Abel Gomez, the January 26, 2023, minutes were approved. All were in favor.

Public Comment (non-agenda items)

There were no comments from the public.

Mayor's Message

No mayor's message.

Hearing

PB Application #22-007 Meridia Bound Brook 10 Urban Renewal 2-16 West Main Street Block 1, 42.01 & 68.031

Prior to testimony, Scott Sloan expressed concerns with the renderings not matching the application submission. Chairman Witt advised the application was deemed complete by the board professionals. Mr. Belardo advised the board's professionals deemed the application complete and rendering concerns should be addressed to the applicant. Mr. Sloan asked the Board Engineer, what inconsistencies create incompleteness. Board Engineer, Charles Cunliffe, advised the renderings not matching was noted on the Engineer's review letter.

The applicant's attorney, Jason Tuvel, Esq, of Prime & Tuvel, LLC, addressed Mr. Sloan's concerns and advised the renderings were revised and submitted prior to the hearing. Mr. Tuvel summarized that the site had prior approval and an existing building. The applicant is seeking preliminary and final major sit plan approval for a mixed-use building consisting of 217 units and approximately 3,430 square feet of retail. There will be amenity space and an outdoor courtyard. Mr. Tuvel highlighted this application provides on-site parking for the other Meridia projects, Meridia 300, 1, 428 and 506.

Civil Engineer, Arthur Kuyan, of Stonefield Engineering, testified the site is in Redevelopment Area 1, Sub-Area 1.4. Portions of the existing site abut the transit railway and nearby transit lot. Mr. Kuyan reviewed the site conditions. The proposed site will have 509 parking spaces of structured parking located on the first three floors, accessed from Main Street. The building height is proposed to be 85.61 feet and setbacks for levels 4,6 and 8 and Main Street comply. Mr. Kuyan reviewed the nonconforming elements and advised the applicant will comply with the streetscape and landscape and further identify the relief requests of awning projection and lighting.

Mr. Kuyan further detailed the allocated parking for the proposed site and future applications, EV spaces, tandem shared spaces and loading zones. The outdoor amenities would include a dog park. The stormwater will be conveyed through piping in lieu of sheet flowing over pedestrian walk areas and will comply with stormwater management regulations and standards.

Dr. Adewunmi asked if consideration was given to visitors. Mr. Tuvel deferred to the traffic engineer.

Mr. Sloan questioned egress and ingress. Mr. Kuyan deferred to the traffic engineer.

Mr. Cunliffe requested clarification on the material for the proposed dog park. Mr. Kuyan advised the proposed dog park will be synthetic turf with a stormwater system. Mr. Cunliffe further asked the locations of plantings around the perimeter of the site. Mr. Kuyan advised the application is seeking relief for quality landscaping shrubs and quantity of landscaping trees but will comply to the maximum extent practical. Mr. Cunliffe asked if the parking spaces if additional parking spaces will be leased in the NJ Transit parking lot. Additional questions were raised regarding motorcycle parking, county requirements regarding sight distance, stormwater management and lighting on southerly facades. Mr. Cunliffe commented on street lighting, amending the treatment works permit and due diligence regarding LSRP. Mr. Cunliffe asked when the NJ Transit lot will be purchased and consolidated or a lease agreement established. Mr. Tuvel reviewed the there are two possibilities; purchase the NJ Transit property or a long-term ground lease of the property.

Architect, Christopher Pereira, of CPA Architects, reviewed exhibit A-3, a colored rendering, highlighted the revisions based on the Engineer's comments. Additional modifications include a secondary pedestrian door on the side of the garage door and on the east side of the building, parking for 42 bicycles, motorcycle parking, main lobby/lounge space for residents and a mail and package room. Garbage collection procedure and compactor locations were reviewed. Mr. Pereira provided an overview of the building's layout including 3100 square feet of interior amenity space, 2100 square feet of green roof and 17,000 square feet of courtyard space.

There's a total of 217 units plus one management residence. There are 30 studios, averaging 490 square feet; 92 one-bedrooms, averaging 725 square feet; and 96 two-bedroom units averaging 1,000 square feet. The roof terrace includes mechanical equipment and solar panels. The intent of the solar panels is to power the common areas. There is a proposed white roof which will generate more power from the PV panels and will reduce heat elements.

Mr. Pereira advised the applicant will comply with the sign requirements and further reviewed the proposed façade and proposed building materials.

Further testimony was provided on the fire suppression in the building and parking structure. The entire building is equipped with an NFPA-13 system.

Testimony was provided on the emergency service access.

Chairman Witt expressed the importance of providing updated renderings for the public and Board's review. Mr. Witt asked the anticipated generating capacity. Mr. Pereira responded that a load calculation is required. Chairman Witt further questioned if there will be on-site storage for the EV cars. Mr. Pereira advised only meter and back-feeding into the grid.

Jim Ayotte asked if the garage will be A1 construction, wholly concrete floors and walls? Mr. Pereira confirmed. Mr. Ayotte further asked what units are going to be above the garage. Mr. Pereira advised 2A. Mr. Ayotte asked if the sprinkler system is NFPA-13R throughout the

building. Mr. Pereira advised it's only NFPA-13 because the building is too tall for NFPA-13R. Mr. Ayotte further questioned what flood zone the building is being built in. Mr. Pereira deferred to the civil engineer.

Mr. Sloan expressed concerns of inaccurate renderings. Mr. Sloan further asked if dryer vents will be visible and if there will be handrails or guardrails on the rooftop. Mr. Sloan expressed concerns of sight line exiting the garage. Mr. Pereira responded the dryers are condensate type and don't require vents. Mr. Pereira advised guardrails are required on the rooftop. Questions regarding sight lines were deferred to the traffic engineer, however there is a convex mirror at the exit of the garage and a warning sign as the garage door is activated. Mr. Sloan further asked the scale of the cornice work. Mr. Pereira advised the cornices include small detail to have a clean contemporary look.

Ms. Patel advised the height of the parapet wall with the bulkheads is required. She further requested the site work material be reflected on the redevelopment plan standards. Mr. Pereira addressed Mr. Patel's comments.

Mr. Cunliffe requested clarification regarding the proposed bulkheads, setback compliance regarding solar panels, flush mounted grills for the ac unit and confirmed no parking will be eliminated for the proposed motorcycle parking. Mr. Pereira responded. Mr. Cunliffe further requested clarification regarding the garbage collection procedure, parking circulation, the operation of the garage door and its access and further requested knox boxes be provided for emergency services. Mr. Pereira responded.

Mr. Sloan asked that type of construction the windows will be made of. Mr. Pereira responded with vinyl or fiberglass. Mr. Sloan further asked if the windows are double hung or casements. Mr. Pereira responded with single-hung units.

Linda Brnicevic, 20 Talmage Avenue, pointed out accuracy elements on the renderings. Ms. Brnicevic further asked if shadow cast studies were done for the project. Mr. Pereira stated no studies were done. Ms. Brnicevic asked if there anything on the roof that will emit noise. Mr. Pereira advised no mechanical equipment is on the roof.

Joe Caruso, 527 Helfin Street, asked if there will be security cameras in the parking garage. Mr. Pereira confirmed and reviewed the parking procedure. Mr. Caruso requested the unit breakdown be provided again. Mr. Caruso asked if the window designs are confirmed. Mr. Pereira advised the design is still pending.

Dr. Adewunmi requested updated drawings for the next meeting.

Ms. Brnicevic, 20 Talmage Avenue, asked if there is a lighting plan that includes LED lights. Mr. Pereira responded.

The hearing was carried to April 13, 2023, without further notice or advertisement.

New Business

There was no discussion.

Unfinished Business

There was no discussion.

Upcoming Hearings

- A/ PB#22-007
Meridia Bound Brook 10
2-16 West Main Street
Block 1, Lots 42.01, 68.01, 68.03
Scheduled: Under Review

- B/ PB# 22-005
Meridia Bound Brook 430 LLC
428 E. Main Street
Block 1, Lots 63, 64 and 42.01
Scheduled: Under Review

- C/ PB# 22-006
Meridia Bound Brook 580 LLC
506 E. Main Street
Block 1, Lots 66 & 42.01
Scheduled: Under Review

- D/ PB Application #22-003
Anthony Marra
332 A, V & 334 St. Johns Place
Scheduled: TBD

Meeting Adjournment

The meeting was adjourned at 10:17 p.m.