

BOROUGH OF BOUND BROOK

Planning and Zoning Board
Minutes of the Regular Meeting
Thursday, May 11, 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
Maralee Sanders
Jim Ayotte
Abel Gomez, Council
Dominic Moramarco

The following were recorded absent:

Howard Wagner
Wale Adewunmi
Mark Speed
David Morris, Mayor
Josh Schroeder

Also recorded present:

John Belardo
Janki Patel
Charlie Cunliffe
Jasmine D. McCoy

Approval of Minutes

Upon a motion by Councilman Abel Gomez, second by Scott Sloan, the minutes of April 27, 2023, 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.

Resolutions

There were no resolutions for approval.

Hearing

PB# 22-006

Meridia Bound Brook 580 LLC
506 E. Main Street
Block 1, Lots 66 & 42.01

Jason Tuvel of Prime & Tuvel Attorneys at Law, summarized the proposed project is in Redevelopment Sub-Area 1.4 and is a mixed-use building with 37 units and 500 square feet of retail space on the ground floor. The parking for the proposed project will be accounted for at Meridia 10.

Anthony Facchino, Casey & Keller, Site Engineer, provide a brief overview of the existing conditions of the property and some of the surrounding area. The site is rectangular in shape, consisting of .189 acres, 8,224 square feet of lot area. The applicant is seeking preliminary and final site plan approval to construct a six-story building with 37 residential units and 500 square feet of retail on the first floor. The county is requesting a dedication of land along the frontage of the property, approximately 485 square feet. The project will comply with bulk requirements required by the redevelopment plan. The building will be set back a minimum of 15 feet along East Main Street and requires a 5-foot setback from the rear property line. There are no side setbacks. Also included are the lobby areas and internal trash areas. The parking requirements are 43 spaces, ten of which will be underground and 33 located off-stie at Meridia 10. Mr. Facchino reviewed the overall walkable area. The proposed parking consists of eight standard parking spaces and two handicap parking spaces, all will comply with ADA regulations regarding size and signage. Seven electric charging stations and 19 bicycle parking spaces are proposed. In the front of the property stamped concrete sidewalk and curb ramps are proposed. An overview of stormwater management was presented. The building will be completely sprinklered and will work to eliminate overhead wires and utilities will be located underground. An overview of the landscaping and lighting plan was provided.

Scott Sloan asked if the ADA compliance can be fully addressed for the entrance driveway ramp. Mr. Facchino reviewed the ADA access points on this site. Mr. Sloan requested clarification that the county required the apron be concrete and asked if there was discussion to have a concrete subbase and pave top base. Mr. Facchino stated the proposal will be made to the county. Mr. Sloan further asked if flood vents will be on top or below the slab. Mr. Facchino confirmed below the slab. Mr. Sloan confirmed if there's access for serviceability. Mr. Facchino advised the space is too small for someone to go inside. Mr. Sloan expressed concerns about being able to remove debris from the vents. Mr. Sloan asked if the parking spaces are deeded as part of the

project in case the properties are sold. Mr. Tuvel advised the approvals run with the land. Mr. Belardo stated as a condition there would be a deed restriction with respect to these buildings and the borough attorney would address it.

Councilman Abel Gomez commented all the aprons on Main Street are brick and the board should consider keeping the continuity.

Jim Ayotte commented on the requirement for someone to be able to access flood vents.

Charles Cunliffe commented on consistent apron materials. Mr. Cunliffe asked if Meridia 580 was built prior to Meridia 10, how will the parking requirement be satisfied? Mr. Tuvel stated Meridia would have to be built first. Mr. Cunliffe recommended a CO for Meridia 580 is contingent on a CO for Meridia 10 or at least a parking arrangement at the NJ Transit Parking lot. Mr. Cunliffe commented on the parking requirements and acknowledged that Meridia 10 is inclusive of the other two properties that share the space. Mr. Cunliffe further commented on street improvements, the lighting plan and stormwater management. For the record, Mr. Cunliffe advised that this application was filed last July and deemed complete in August due to parking requirements.

Janki Patel requested clarification on future uses for the ground retail space. Mr. Tuvel stated the intent is to be one of the permitted uses in the zone and redevelopment plan. Mr. Patel commented on a discrepancy in the location and numbers of light fixtures and recommended the lighting levels comply with the ordinance standards. Ms. Patel further requested confirmation of a waiver for ADA compliant space. Mr. Facchino reviewed the handicap space measurements. Ms. Patel further emphasized the CO for Meridia 580 be contingent on the CO for Meridia 10 for the shared parking.

Chris Pereira of CPA Architect Group, Architect provided an overview of the revised site plans dated March 21, 2023. The building restored is a six-story structure with parking and retail on the ground floor. There are three efficiency units, 24 one-bedroom and 10 two-bedroom units. There is compliance with the six stories and 7-foot. On the ground floor, there is a proposed small utility basement for gas and electric meters. The main building entrance is on the west side at grade with the sidewalk. To provide ADA access to the elevator there is a small lift at 30 elevation. Mr. Pereira further reviewed ADA access, the garbage shoots and disposal, package room and mail space, bike storage and additional utility spaces. The roof plan includes a stair shaft as a bulkhead to provide access for maintenance and there will be compliance with 70 foot six stories. An overview of the building elevation, building materials, façade design, and pedestrian warning signage, and building signs was provided. Mr. Pereira reviewed the circulation of the building and air conditioning units.

Councilman Abel Gomez asked the vision for the retail space and asked if the size could be increased. He further asked if a rear entrance to the building can be incorporated to access the NJ Transit platform. Mr. Pereira stated the retail space can be explored and stated there are challenges with providing pedestrian access to the rear of the building, but the can still be explored.

Janki Patel commented on the bedroom mix requirement and affordable unit requirements in compliance with State. Ms. Patel requested clarification on the proposed architectural features. Mr. Pereira stated the Contemporary Main Street strategy is being used. Ms. Patel asked if a cornice is present at the third-floor balcony level. Mr. Pereira stated there isn't cornice present but a detail with changed brick pattern.

Charles Cunliffe commented he takes no exception with the handicapped parking spaces and requested the site plan be revised in accordance with the architectural plan regarding ADA access. Mr. Cunliffe requested clarification on the overhang from the building foundation. Mr. Pereira responded, and Mr. Cunliffe advised any overhang into the required right-of-way dedication is subject to county review and approval. Mr. Cunliffe commented on the benefits of the proposed white roof.

Scott Sloan asked if the plans were submitted to the Police and Fire Departments for review. Ms. McCoy advised the plans were circulated but no comments were received. Mr. Sloan commented on the queues for vehicles entering and exiting the garage and pedestrian safety.

Jessica Howard expressed concerns about parking. Her concerns were deferred to the Traffic Engineer.

Craig Peregoy of Dynamic Traffic, Traffic Engineer, testified that ITE trip generation projections were reviewed, the weekday morning and evening peak hours were the busiest times for the road. The 37 units and ground floor retail would generate 13 trips in the morning peak hour and 14 trips in the evening peak hour. A portion of the parking is provided at another location, resulting in 23 percent of the parking spaces which is three trips in the morning and three to four in the evening. Mr. Peregoy testified that the parking requirements are met. He further addressed site distance concerns.

Scott Sloan expressed concerns of pedestrian safety asked if there's enough room for people to walk around a vehicle while it's blocking the sidewalk given the congestion at the roundabout. Mr. Peregoy stated the sidewalk is extra wide and there's enough room for pedestrians to pass.

Charles Cunliffe commented on the width of the site driveway. Mr. Peregoy reviewed the width. Mr. Cunliffe asked if a right-turn only sign at the site exit can be placed at the site driveway. Mr. Cunliffe requested clarification on the move-out and loading process. Mr. Peregoy advised move-outs are scheduled.

Janki Patel asked if there's bike parking proposed along East Main Street right-of-way and it will obstruct any pedestrian vehicle sight lines. Mr. Peregoy stated the bike rack is proposed on the right side of the driveway and shouldn't be an issue but ultimately will be approved by the county.

Chairman Mike Witt, on behalf of a resident, asked if the number of parking spaces are sufficient for the proposed number of units. Mr. Peregoy confirmed the proposed project has the requisite number of parking spaces required.

Jason Tuvel asked if the board wanted the applicant to come back to address or set as a condition of approval to address extending retail space by shifting the garage and flood vents. Mr. Belardo stated the extending the retail space can be a condition of approval.

Kathryn Gregory of Gregory Associates, Planner, provided testimony on the overall compliance with the redevelopment plan and the deviations from the redevelopment plan and requested waivers. Ms. Gregory stated the application is in compliance with the bulk requirements. Design waivers include landscaping, street tree spacing, lighting level, awning projection, and RSIS for parking spaces. The proposed project promotes Purpose C, G, and I under the Municipal Land Use Law. Under the redevelopment plan, Goal A, B, D are promoted.

Janki Patel asked given that three trees are proposed, if there's room to one street trees, that would be decreasing the intensity of that exception proposed through this development. Mr. Tuvel advised the applicant shouldn't have an objection to adding a street tree but will review.

Jason Tuvel summarized the application complies substantially with the redevelopment plan in terms of all the bulk standards. Stormwater management will be promoted, the proposed traffic is a good access management. The applicant will explore expanding retail and review flood vent maintenance.

Mr. Belardo added to included the additional street tree as a conditional approval and appropriate deed restriction or agreement recorded with the county for future sale of building and the parking arrangement.

Upon a motion by Councilman Abel Gomez, seconded by Scott Sloan, Meridia Bound Brook 580 LLC, 506 E. Main Street, Block 1, Lots 66 and 42.01 was approved upon a roll call vote.

Roll Call: Aye: Mike Witt, Scott Sloan, Maralee Sanders, Jim Ayotte, Councilman Abel Gomez, Dominic Moramarco

 Nay: None

 Absent: Howard Wagner, Wale Adewunmi, Mark Speed, Mayor David Morris, Josh Schroeder

New Business

Scott Sloan questioned the approved brick color for The Hopkinson and advise there isn't cornice work.

The meeting for May 25, 2023, was cancelled.

Unfinished Business

There was no discussion.

Upcoming Hearings

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

B/ PB# 23-002
Talmage Urban Renewal LLC
336 Talmage Avenue
Block 4, Lots 8.02, 9 & 10
Scheduled: Under Review

Meeting Adjournment

The meeting was adjourned at 10:02 p.m.