

beds remains the same at 102 beds. They will need a variance for building height for those buildings along Park Ave. and number of stories (3).

There will be no changes to the operation of the development as previously testified to by the Bergen County United Way.

Mr. Gianetti stated that he was contacted by Jay Delaney, Esq. who is the general counsel for Madison Commons regarding notice.

Jay Delaney, Esq. attorney for Madison Commons, verified with Mr. Gianetti that jurisdictional notice was served as well as the affidavit of service. On behalf of his clients, he hopes that the Applicant and the Board will consider limiting future development on the open space area of the parcel.

Mr. Gianetti said that the open space will be discussed. The entire parcel is to be dedicated to the United Way and they do not want to put restrictions on it. They have no intention of developing it but if at some point they do want to develop it, they will be required to return to the Board.

Mr. Gianetti added that this amended application removes the need for a variance for retaining wall height.

Robert Streker, PE, was sworn in.

- A-1: aerial photo of property (1.4.19)
- A-2: colorized version of sheet 5 of the submission, overlaid with landscape (1.4.19)
- A-3: copy of approved site plan (3.3.17)
- A-4: overlay of proposed plan (11.26.18)

Mr. Streker oriented the Board to the parcel (Block 1401, lot 1.09). It is an 8 acres in the PODS zone. They received their prior approval for this project on 4.24.2017 and it remains undeveloped land. The prior approval developed and utilized all of the property. The lot coverage permitted is 45% and the plan called for 44.3%. It included 12 buildings.

The amended plan calls for 8 buildings. The buildings closest to Park Avenue will be three stories. The other buildings remain at 2 stories and the group home is one story. There will be a cul-de-sac development that will include a two lane road. Parking is RSIS compliant and will include 67 spaces and be distributed evenly through the complex.

There will be three trash enclosures that will be screened by a 6 foot board on board fence and landscaping. The cul-de-sac turnaround is also RSIS compliant and has been approved by the fire department. There is a dedicated area for van pickup access and the sidewalks are all ADA compliant. The sidewalks are on both sides of the street.

The buildings have been shifted away from Park Avenue. They were previously 52 to 57 feet from Park and now the closest buildings are 56 feet (bldg. 2) and 71 feet (bldg. 4), 140 feet (bldg.6) and 240 feet (bldg. 7).

The retaining wall height has been reduced from 7-10 feet (1100 linear feet) to two walls that are 3 ½ feet (250 linear feet), and 3 feet (118 linear feet). There is no variance needed for this. The building heights are as follows:

- Buildings 2, 4 – 37.98 feet
- Building 6 – 37.7 feet
- Building 7 – 37.59 feet

The height limit is 35 feet. Due to the grade drop, this height will not be noticeable and will appear much lower from Park Avenue. This is much less impactful.

They are proposing to add 2181 new plants along the Park Avenue frontage and the southern property line. All the trees on Park Avenue will stay and they will try to build a green belt. The landscape material will include a variety of

species. It is a comprehensive plan and will be a mix of evergreens, ornamental, and deciduous trees. Plus shrubs and foundation plantings around the buildings and trash enclosures.

The lighting will be the same as previously approved. There will be 46 decorative poles that are 12 feet high and in the main cul-de-sac. Patriot's path lighting will remain and there will not be any more lights on the path. The lighting meets all requirements and will not produce spillage.

Mr. Streker reviewed Michael Sgaramella's review letter and stated that he will comply with those terms. He confirmed that there will be no storage of a van or bus. The parking data states that 10% of the vehicles will be residents and all the rest of the spaces are for visitors.

Mike Sgaramella verified that they will install 6 foot wide concrete sidewalks along Park Avenue. The sewer, water and storm water will be connected through the Pulte site. Building ID signs will comply with the fire department request. There is no impact from a storm water standpoint due to the reduction in impervious coverage.

Katherine O'Kane's memo was reviewed and noted a ground sign. Mr. Streker stated that there are future plans for a ground sign for identification and it will comply. It was noted that this is a 100% affordable housing project that will be totaled via a bed count and all residents will be qualified.

The meeting was opened to the public.

Carl Hess, 198 Park Avenue. He is happy with the improved coverage reduction. He asked what would be visible from Park Avenue.

Mr. Streker stated that building 2 will rise 28.9 feet above street level of Park, building 4 will rise 26.35 feet, building 6 will rise 22.5 feet and building 7 will rise 19.5 feet. Heavy landscaping will further screen the view.

Michael Scro, Architect, was sworn in. He reviewed the previous plans and stated that they re-looked at the plan in order to create a better and more efficient product and increase the open space. They reduced the roadway and created green space. They also reduced the retaining wall to create a more balanced look and they have a green way in the front. The back buildings remain at 2 stories and the group home is still a ranch.

He stated that Bergen County United Way has certain requirements that they know will work for their clients and residents. They found 10 feet from floor to floor is necessary which contributes to the height issue. They have maintained the exterior finishes and residential design.

- A-5: rendering of view from Park Avenue
- A-6: rendering of view from Park Avenue
- A-7: Group home rendering
- A-8: Building "A" rendering
- A-9: Building "B" rendering
- A-10: Building "C" rendering
- A-11: Building "A" floor plan

Michael Scro noted that the added height is also needed to create a steeper roof pitch and slope so the homes do not look boxy. The materials that will be used include hardi-board, asphalt shingles and brick accents. The windows are a farmhouse grill pattern with a black finish. They are casement windows for egress and are consistent throughout.

The elevator buildings will comply with the code and remain as previously approved. They used a 2ft. x 7ft. hospital stretcher as per the code. The elevator buildings are buildings A & B style.

Mike Sgaramella confirmed that the gurney meets Florham Park standards. Katherine O'Kane agreed that the 3 story buildings only appear to be 2 ½ stories.

- A-12: diagram for elevator

Mr. Buchholz was concerned with the elevator and if there is adequate space to swing in. Mr. Scro replied that the elevator is 100% code compliant and he is sure that it will work. He will re-look at the entrance for an end loading elevator.

Mr. Buchholz asked about the trash in the buildings and how it is handled. He asked about having permanent outside receptacles in front of the buildings. Mr. Scro said trash is disposed of in the same manner as other residences and it would be removed by the resident to the trash containers. He does not think a receptacle is needed. It could be provided but it would affect the improved coverage. He added that these are not families and trash will be minimal.

Mr. Scro stated that the elevator is only in the 3 story buildings. Mr. Feith confirmed that a meeting with the first aid squad took place on the plan. Mr. DeAngelis asked if the stairways in the other buildings could be made wider and Mr. Scro stated that if that was a concern, they could be. Mr. Gianetti stated that his understanding is that Mr. Cannilla and another EMT did a site visit with these elevators.

The meeting was opened to the public.

Allen Drose, 208 Park Avenue. He asked how the height is different than what was already approved. Mr. Scro said that the height difference is not perceptible from 100 feet away and will look proportionate to the surroundings

Mr. Streker said that buildings were closer to Park Avenue at 33 feet. He added that these buildings will be similar in size to Mr. Brose's home.

Richard Preiss, PP, was sworn in. He reviewed the previous plan and compared it to the new plan. The retaining wall height no longer needs a variance and that is a benefit. The building height limit is 35 feet and 2.5 stories. Four buildings need a height variance and number of stories (3). It would be a "C" variance since the height is less than 10% or 10 feet. He feels that it is a C-2 or flexible C variance.

Mr. Preiss stated that it is the same number of beds but there are fewer buildings. The retaining wall variance has been removed. The revised plan better suits the population that it is serving and is much more efficient. There is less unused space, less maintenance and less operating costs and construction which are important factors in affordable housing. The buildings retain the architectural features and appear like single family homes, making it a better design. It is difficult to perceive the excess height of three feet or less, and they appear to be 2.5 stories.

The major benefit is that there is less impact on land coverage and less building coverage. The building coverage has been reduced to 31,000 square feet from 65,000 square feet. The impervious coverage is reduced to 95,000 square feet from 154,000 square feet as was in the previous plan.

In addition, the setbacks to Park Avenue have increased. The buildings are set back at least 56.8 feet or more. The parking set back is 34.3 feet is 11 feet more than what was already approved. Overall, there is an increase to open space and feels less crowded. Since the project is below grade, the buildings will not appear overly tall. It will be imperceptible and not look out of scale.

This project advances the purposes of zoning since it is 100% affordable and an inherently beneficial use and is a value to the community. It will create a better visual environment with a residential look. He does not see any detriment to the community.

Katherine O'Kane agreed with Mr. Preiss and benefits outweigh the detriments and believes that this modified plan is more environmentally friendly. The proposed height will mitigate the 3 stories through the architectural design that make it appear to be 2 ½ stories.

The meeting was opened to the public.

Horacio Pacheco, 200 Park Avenue. He said it is a great job with all the changes. He liked that it is below grade and further distance from Park Avenue. He asked if there would be a berm in addition to the landscaping. Mr. Streker stated that there is no berm.

John Fusi, 116 Hempstead Court, Madison Commons. He thought the architecture was a bit industrial looking, but nice looking. He is happy with the additional open space but what is to stop them from asking to expand their operation, or sell it to Pulte? He would like a conservation easement in place to prevent that.

Mr. DeAngelis replied that the largest justification for the variance is that they are creating more open space. That is part of the record. They cannot use that rationalization now and then ask to subdivide or expand in the future.

Craig Gianetti said that he did not want to restrict the land with a conservation easement. It is being dedicated to the Bergen County United Way and that would prevent them from even creating a small outdoor recreation area.

John Inglesino agreed that a conservation easement would prohibit any disturbance in that area, even a minor enhancement. He also concurred that they are using the reason of creating more open space to justify the variance. The public is protected by the rationale given in support of the variance. He added that the project is needed to meet our affordable housing obligation and it is 100% affordable.

Katherine O'Kane noted that the minimum lot size is 8 acres in that zone. A subdivision would create two non-conforming lots. There is also a density limit on the site which would trigger a D variance if more housing was proposed. That application is more complex with difficult hurdles.

John Fusi asked if anything could be done to prevent more buildings in that area. He would like some language in the resolution to restrict that. Mark Taylor replied that the Planner noted that further development of this site would be problematic and face challenges that would be tough to overcome.

Blake Width, Esq. who is an associate of Jay Delaney, Esq. stated that Mr. Fusi has described very well the concerns of the Madison Commons. Mr. Inglesino replied that the Planning Board is always interested to hear the concerns of the public, however, members of Madison Commons should direct their questions to their counsel since they are being legally represented.

Craig Gianetti stated that the phasing requirement remains in effect. Mr. DeAngelis said he agrees with the Board Planner that the benefits outweigh any detriments.

Carmen Cefolo-Pane wanted to be sure that the fire department comments are incorporated. Gary Feith said that he would like a final review by the first aid squad to be sure that there is adequate room for their new equipment.

There were no other questions or comments. Mr. DeAngelis called for a motion.

Mr. Feith made a motion to authorize the attorney to prepare a positive resolution, second by Mr. Guerin.
Roll: Feith, yes; Guerin, yes; DeAngelis, yes; Margulies, yes; Taylor, yes; Cefolo-Pane, yes; Buchholz, yes; Roberts, yes.

On a motion duly made and seconded the meeting was adjourned at 8:00p.m.

Marlene Rawson
Board Secretary

January 7, 2019