

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
MEETING MINUTES
May 5, 2021**

The Township of West Orange Planning Board held its' regular meeting May 5, 2021 at 7:30PM via virtual ZOOM videoconference.

Chairman Bagoff called the meeting to order at approximately 7:32 PM. He announced that notification of the meeting was given to the Township Clerk, and posted on the Township Bulletin Board, sent to the West Orange Chronicle and the Star Ledger, and posted on the Township's website calendar. This meeting has been properly noticed to the public in accordance with the Open Public Meetings Act. No new matters will start after 10:30 P.M.

PLEDGE OF ALLEGIANCE

- Chairman Bagoff requested all persons stand for the Pledge of Allegiance.

ANNOUNCEMENTS

- The next Planning Board regular meeting will be held **Wednesday June 2, 2021 at 7:30 P.M.**

ROLL CALL

Present: Dr. Robert Bagoff; Mr. Jerry Guarino; Councilwoman Susan McCartney; Mr. Lee Klein; Mr. John McNair; Mr. Peter Smeraldo, Jr; Mr. William Wilkes

Absent: Mr. Andrew Trenk

Also Present: Kenneth D. McPherson III, Esq., Attorney; Diana Chandler, (Proxy for Sean McCauley), Planning Board Secretary

SWEARING IN:

Mr. McPherson swore in Mr. John Hess (Town Engineer) and Mr. Paul Grygiel (Town Planner)

Stevens Institute of Technology Presentation

- Students (Greg Wu, Gabriel Almanza Nazarin, Nazrin Akther) introduced by *Councilwoman Susan McCartney* presented a "Sustainability Project" where *Gabriel Almanza Nazarin* said that the purpose is for West Orange to be put on the route to long term economic resiliency.
- *Chairman Bagoff* asked *Mr. Paul Grygiel* to put together a review based on this presentation.

RESOLUTIONS

-PB-19-09- 732 Eagle Rock Ave LLC (Modification of Condition of Approval)

Motion: R. Bagoff

Second: J. Guarino

ADOPTED

Bagoff: Y	Smeraldo: Y
Guarino: Y	Trenk:
Johnson:	Wilkes: Y
Klein:	
McCartney: Y	
McNair: Y	

-PB-20-03- The Alpert Group LLC- (Variance and Preliminary and Final Major Site Plan Approval with Conditions)

Motion: R. Bagoff

Second: J. Guarino

ADOPTED

Bagoff: Y	Smeraldo: Y
Guarino: Y	Trenk: Y
Johnson: Y	Wilkes: Y
Klein: Y	
McCartney: Y	
McNair: Y	

-PB-21-03-Green Essex Partners Urban Renewal LLC
(Preliminary and final major site plan approval with Conditions)

Motion: R. Bagoff

Second: S.McCartney

ADOPTED

Bagoff: Y	Smeraldo: Y
Guarino: Y	Trenk:
Johnson:	Wilkes: Y
Klein: Y	
McCartney: Y	
McNair: Y	

Discussion to Amend Rules & Regulations:

Chairman Bagoff said that it is something that has been added to resolutions as a pro forma for a number of years. After speaking with *Mr. McPherson*, wanted to make sure this is adopted and added to all conditions as opposed to taking time and reading it into the record/put at the resolution as the latter is always sent to the applicant. If at any time an applicant disagrees with any of these conditions, they can bring it before the board for discussion. But the conditions are basic and make sense in applications.

Motion: R. Bagoff

Second: J. Guarino

APPROVED

Bagoff: Y	Smeraldo: Y
Guarino: Y	Trenk:
Johnson:	Wilkes: Y
Klein: Y	
McCartney: Y	
McNair: Y	

PB -21-04/ Tompkins Street Apartments Urban Renewal LLC

Block: 6; Lot 36.01; Zone R-M

Tompkins Street

Seeking a C1 and C2 Variance

-*Mr. William Sullivan* entered on the record for the applicant.

-The first thing clarified is the address which this property doesn't have a street address. It's a vacant lot that's owned by the Township and the applicant is under contract to purchase in order to develop affordable housing. The proposal is to construct 17 low and moderate income apartments in a three story building and this project is connected with 18 Central Ave, so the applicant is seeking site plan approval and five bulk variances building height building coverage, lot coverage rear set back on-site parking and after appearing before the Advisory Board, revisions were made to some of the plans to address those comments, and correcting the address was one of them.

- *Mr. David Erickson*, was sworn in by *Mr. McPherson* and accepted as an Engineer. Testimony began in explain that currently this is a vacant lot measuring .34 acres in size in the RM zone, as *Mr. Sullivan* stated in connection with the Mixed Use Project approved by the board last month for 8:10. 18 Central Ave, with accessing parking on little screen as well as close proximity with the Highland Ave train station and to the Valley Rd Commercial Party. That which has shops, restaurants in the Luna State. Township our client is under contract. Purchased a lot from the Township.

- *Mr. Hess* the board engineer had a comment on page three of his report (dated. April 29, 2021) about the spaces in the area closest to Mitchell St are striped for compacts. *Mr. Erickson* said that this building does not have a compact problem with simply reassigned. Different spaces events where they can park their part because we have when we don't have the Central Ave plan in front of us. There are 27 spaces in the area closest to the exit onto Mitchell St and then additional parking spaces that are further to the West kind of behind the houses on Metro Street, right? Outbreak and part of the Central Ave plan includes not just the 17 spaces reserved for the order. Remember this but not this add not just the 17 space is reserved for. This property, but also 22 spaces that are reserved for public parking. *Mr. Hess* also asked about can applicant designate a handicapped accessible space on the street and as a condition of approval. Which the applicant is certainly willing to approach the Township Council to obtain that designation.

- In regard to lighting and the proposed lighting, the foot-candle limit that has been established by the ordinance. On the side of the building, which is adjacent to residential, you can see that the .5 exceed that the little bit over one. So the plan is to put shields on the wall mounted light fixtures. On North side. Side with a townhouse development and where we experience is in the parking area, so we would like to request this week as they are because it will also help with enjoying properties to provide safety in that part in there with a shield on light as well for the limit for light.

-In regards to the landscape plan, there are foundation plantings along the side of the building North side of the building. As I stated before, this entire property is too rounded by 6, with the vinyl fence so they will be resizing the building. The lighting won't be visible from any of the neighbors? Because this is an affordable housing project, and trying to limit the amount of maintenance and cost which is why there is a fence up on one of the recommendations within the add trees and it in the North West corner in the Southwest corner. There is room to see previous that if those two trees are added that would be the limit of leadership. Any species put in there will be using native and or well adapted species through the variances requesting related to testimony, the maximum building coverage allowed is 40% and applicant is proposing 45.3% and the maximum block coverage for 55% maximum was allowed where this application is at 57.9 for the building problems with that applicant is required to have 17 units in this building. Rather than having side yard guarantee, it may be better deployed with the side yard setback so that isn't an impact. But the minimum size of the building, the minimum size of unit for 17 units requires to have a building this size and causing the building. It's really not a significant change only 5% over and then the rock property of only 2.9% over. It's more of a safety activities with the problem than anything else with the rear set back that the minimum under the ordinance being 30 feet.

BOARD QUESTIONS

-*Mr. Jerry Guarino* asked about the waste removal from this property, but will this be a private contractor or municipal waste? *Mr. Erickson* deferred to the architect.

-*Vice Chairman, Wilkes* asked about the ability to walk through the building and other entrance. *Mr. Erickson* answered that he's very familiar with the outside areas of the building. The architect should be able to answer that question for you about the inside of building. All those entrances will require keep the cost to get into the building then deferred to the architect.

-*Councilwoman McCartney* asked about the handicapped parking spaces. She then opined to say that she thinks before approaching the Council about designating a new space, can we find out if theories already a space on Tompkins St that is designated parking will be tight. Well, they're saying that they have enough parking. Off site for this site, the only thing we need is for handicap. So if there's two handicapped people in the building, they'll have to apply for two on street handicap spaces, and my question was, is there one already there? *Mr. Erickson* said that he doesn't know. Again, that would be for anybody on Tompkins and doesn't know whether the planner who did this survey will know the answer to that or not either. *Councilwoman* also asked

about the bikes storing the bikes indoors. Where *Mr. Erickson* responded that is also another architect question. OK, thank you.

-*Chairman Bagoff* asked, if the bike racks are being put outside, will that increase the impervious coverage? *Mr. Erickson* answered that it's a gravel path to access it and gravel bike rack will be used.

PUBLIC QUESTIONS/COMMENT

-*Ms. Gayle Benson (20 Tompkins Street)* asked about parking spaces being approved for all or just residents on Tompkins Street. *Mr. Erickson* answered that there is sufficient parking in addition to those spaces for the residents of the new building on Central Ave. Those spaces are not needed for the residents on Central Ave.

-*Ms. Isabella Freeman (716 Northfield Avenue)* Quick question, because New Jersey State is moving to stop sales of gas powered vehicles by 2035 that is provision. Is there electric start charging station plan for this 17 unit property? *Mr. Erickson* testified that there is an agreement to a charging station. Can state that for the record, the Board will remember that that was a condition of approval. If more people have electric cars, they would go to the management and request more electric charging stations in management to make this occur.

-*Ms. Carolyn Verderamo (10 Tompkins Street)* I have several questions. Alright? What is the standard for number of parking spaces in an apartment building? That current property? Planners have to have. If there are 17 units, I'm on the impression should be 35. It, can we please defer that to the planner? We're gonna hear about that. We're gonna have a lot of planning. A parking testimony, just not by this witness. OK, well then I have a question on. The back line the set back in the back where the property owned the property people. The apartment dwellers going to store. They're garbage on a daily basis. If you only have 13 and a half feet. *Mr. Erickson*. Do you know where the garbage storage is or is that for the architect? *Mr. Erickson* responded that the trash area will be next to the building, not only on a concrete pad with a 6 foot high vinyl fence along with entire property line.

NO FURTHER QUESTIONS

-*Mr. Erickson* testimony concluded.

-*Ms. Mary Johannesen* entered on the record, was sworn in by *Mr. McPherson* and was accepted as an expert in the field of architecture and began her testimony. The building contains 17 apartments, 3 one bedroom. 10 two bedroom and four three bedroom. The apartments will be sized in accordance with the Uniform Housing affordability controls and in compliance with the Affordable Housing agreement in place for this property. The building consists of 17 apartments plus a small area for the leasing management Office. There are two main entrances for the building. The front entrance you see here, which leads you into this small car door with stair one that serves 5 apartments in the front of the building. Including the management office, which is just to the left as you see here. There's a sidewalk that extends along the North side of the

building to the second resident entrance that leads you to this stair Carter, where there are 12 apartments. The North side is the primary main entrance. There is another door connecting leading to the South yard. And that is there so residents can take their trash out and bring it and put it in the trash cans that were previously discussed just to the left of the building that will be enclosed by the fence along the front and the left side or the South side of the property.

-In regards to the elevations and facade materials which are indicative of the elevations on all four sides of the building. The building consists of brick around the base of the building with horizontal siding, single hung windows, all very residential in design with a sloped roof and asphalt shingles. From the front entrance, there are two steps up, as well as an ADA compliant ramp to the front door which forms a small covered front porch. On the North or East side of the residence is the 2nd entrance shown which once again is a covered entrance for the residents to utilize. Both entrances will be ADA compliant. There will be 188 fully accessible unit in the building on the 1st floor.

- *Ms. Johannesen* confirmed that all residents' belongings will all be contained within their apartments. Then went through the sustainability checklist and the commitments that making to make this building sustainable. Sustainability features include Energy Star labeled kitchen appliances, windows and bathroom exhaust fans. Watersense plumbing fixtures will be utilized for the toilets, sink faucets, the showers and the kitchen faucets. Applicant is providing green and recycled content materials consisting of hardwood or engineered hardwood flooring, porcelain tile in the high traffic areas. Cabinets and counters tops that do not contain any formaldehyde. LED lighting throughout. Occupancy sensors on the lighting so that when a spaces are not occupied, the lights will be lower or off. There will, even though this is a very small construction project, there will be a waste management plan specified for recycling of construction debris during construction that will reuse or salvage any suitable materials to divert construction waste from the landfills. Then touched upon the sloped roof with an asphalt shingle specified as a 30 year architectural grade shingle which will need little to no maintenance.

-In regards to signage, *Ms. Johannesen* explained that there are no signs proposed, however a street address number will be provided so that for emergency services the building can be identified.

BOARD QUESTIONS

-*Chairman Bagoff* asked, where the mailboxes will be. *Ms. Johannesen* answered that the mailboxes are in a kiosk in the front yard. *Chairman* followed up by asking if any of the water runoff can be used to water the gardens and the trees that are there is impossible. *Ms. Johannesen* responded that they would be agreeable to looking at providing like a rain barrel at one of the OR multiple sites. But she couldn't comment on the volume of a downspout, so that can be harvested and then utilized for watering onsite.

-Vice Chairman Wilkes asked about the five apartments and management suite and walkability. *Ms. Johannesen* said with the property being the way that it is there is no ability to walk entirely through complex.

-*Mr. Jerry Guarino* asked about waste removal. Is that going to be municipal or private contractor? *Ms. Johannesen* said that she believes it will be public removal, however, if needed, client will have supplemental private hauling so that there is no trash issue for this residence. *Mr. Guarino* asked if the lighting will be accrued. *Ms. Johannesen* confirmed that it is for aesthetics. In more detail, there will be lighting around to light the walkways and the front entrance

-*Mr. Lee Klein* asked how many of the apartments are ADA accessible? *Ms. Johannesen* answered that there will be one on the first floor.

-*Councilwoman McCartney* talked about the property managers unit. Is that going to be livable space or is that going to be for storage. *Ms. Johannesen* answered that it's where electric and water room accesses, meters will be as well as the single condensing unit and the trash cans designated for the property manager, not as living unit. I should be clear this is the main office for the property. There might be a little space for maintenance. For snow shovels, things like that, but it's a functional space, not in living space. *Councilwoman McCartney* asked for some follow up to getting the trash recycling outside, how will that get rolled out to the curb? *Ms. Johannesen* said that they are similar to the residential style containers (large plastic ones with the lids) lined up so residents can flip open, put your trash in, maintenance will reel them out. There will be a double gate to bring them out to the sidewalk. Which will be picked up and then returned to the side yard behind the gates when emptied. *Councilwoman McCartney* followed up by asking, "So it's not a livable unit, but there will be a maintenance person there to handle the trash and recycling." *Ms. Johannesen* answered in the affirmative.

-*Mr. Peter Smeraldo* said that he's mostly concerned about the firewall, sprinkler, CO2 alarm, and handicapped button door. *Ms. Johannesen* said that the building is fully sprinklered with an automatic fire suppression system throughout the building. *Mr. Smeraldo* suggested a condition that's somewhat noted or wherever the connection is so that this way, if it does have to be shuttled program water that there is some kind of notice. *Mr. Smeraldo* asked if there's any FTC going to be installed in the system was just going to be based on street. *Ms. Johannesen* said that she can't comment on that, but if it is required it will be provided and signed accordingly. *Mr. Smeraldo* then asked about the handicap access and whether there will be some kind of assistance on getting in? *Ms. Johannesen* said that it's not planned for it with 188 compliant unit. It'll be a residential door that will have the proper clearances on the pull and push side as well as the closure will be a barrier free so it complies with all the code requirements without needing to go to an automated type entry system.

-*Mr. Lee Klein* asked just to follow up on the on the trash collection for clarification so whatever size garbage can is required that's what will be provided and they'll just be sitting on a pad exposed to the raccoons or some kind of enclosure. Over an enclosure is not proposed for this, and it's not anticipated that these are cans that someone is to physically carry out. *Ms. Johannesen* said that they would be wheeled out to the curb and be compatible with whatever the requirements are for the hauling company.

PROFESSIONALS QUESTIONS

-No questions from *Mr. Hess* or *Mr. Grygiel*.

PUBLIC QUESTIONS

-*Ms. Carolyn Verderamo (10 Tompkins Street)* Wanted make sure everybody on the planning board is aware because somebody that there is not plenty of parking it should be alternate side of the street parking as I said, because we can't get emergency vehicles down the street when people are parking on both sides. In response to her stating about the safety of the street etc, *Chairman Bagoff* asked *Mr. Hess* to send a letter from the Planning Board to the Fire Subcode official to test the fire apparatus connections. *Ms. Verderamo* also added if they have got to be compliant with the size of garbage cans were using. *Ms. Johannesen* answered approximately 35 gallon cans and about 17 of them out in that area,

-*Ms. Isabella Freedman (716 Northfield Ave.)* Asked for confirmation that there is no central air for the units, correct? *Ms. Johannesen* answered that each apartment will have individual heating and air conditioning. Each person/apartment will have to buy their own unit. *Ms. Freedman* asked if there is going to be a provision for solar panels to improve energy efficiency of this building? *Ms. Johannesen* said that there are no provisions for that and cannot do solar on this building. because of the history of, among other reasons (i.e. it's not an extensively large roof.)

-*Ms. Margaret Miranda (11 Tompkins Street)* related back to the garbage so presumably if we have 17 units with multiple people in it that is going to generate a lot of garbage and recycling if garbage is only picked up twice a week. Then to *Mr. Klein's* point, I think that there is the propensity for raccoons and other vermin. So what it is and I don't know if this is possible, But what are assurances that beyond the two days, that is part of the municipal pickup that there can be additional pickups. *Ms. Johannesen* said this representation was made on the other application and can do here as well. If it becomes clear that private service in addition to the public service is a necessity it will be made so. All of those buildings are operating with a full time manager.

Ms. Johannesen's Testimony concludes

Mr. Charles Heydt, Professional Planner, was sworn in by *Mr. McPherson* and accepted as an expert in the field of Planning. *Mr. Heydt* who has been to the site numerous times, went through building height, parking and then coverage variances. The front arch is a third story, so this neighborhood does not only have one or two story homes, there are several structures already existing with a third story or a higher building peak elevation. So this is consistent with that respect. Gathering all those facts, this application, this one variance for building height, is justified under the standards of the C2 tests where we designed it by mitigating the building height, and a variety of facade materials and in demonstration that provides some relief, no solid walls or one consistent material, and that all adds to the aesthetics of the building. In regards to building coverage and lot coverage which are really tight together. First off, with respect to lot coverage, client is only requesting a minimal increase. For the benefit of reducing the overall needed lock coverage on this site is offsite parking with the sister property along Central Ave, so that didn't decrease coverage needed to have drive aisles and parking areas for this property.

There was a discussion on the issue of stormwater runoff and the proposal is a conveyance system which will tie roof leaders into the reusable system to reduce that impact on adjacent properties. On with respect to building coverage as was mentioned earlier, there's a couple additional aspects tied in with some of the project engineer's testimony where client is providing additional side yard setbacks and encroaching into the rear yard which is a last variant. If the right area was calculated with respect to setbacks, the 30 foot front yard setback that this client is complying with the side yard setbacks but what is being proposed is an increase of approximately 950 square feet beyond what's permitted based on the on the set back envelope.

-As heard from the architect (*Ms. Johannesen*), the units are comfortable size, so client is not trying to squeeze in more than an appropriate many units on this site with respect to the floor plan. Moving on to the rear yard, is the perimeter fencing as mentioned that provides some buffer. There are several mixed use properties. There is a residential property. The rear yard is a driveway and parking area, so it's not that passive. It is an active parking area for that property and then the other properties are really being utilized for the building and our commercial and mixed use in nature. By extending the building into the rear of the property there actually has been provided more space to the joining properties on the side guards.

- This brings us to the parking variance, so referred to memo. There wasn't a parking analysis done. There have been a lot of the questions and discussion about parking, so right off the bat, when an analysis came into play there were only parking utilization counts. They were within the past two weeks, so the restrictions on inside of the streets have been listed, so the dictate the raw data that we seen in the field. But yes, there is alternate side of the street restriction there signing. No parking on the sides of roads. Being in a redevelopment area. The parking requirement for 18 Central, the parking requirement one for one and there's no difference between the project that was approved last month in a project that's approved that's before the board tonight. In terms of demand for parking spaces, is there it's the same neighborhood? Based on study, what is the historic industry experience with affordable units.

-When you take into account the available supply of parking in the area, which is abundant, even if you discount and take out Tompton St, there still handle supply on the bold Harvard 1 Harvard two and the 17th spaces that will be provided. On the on, the new Central Avenue Development, there's ample supply of parking in the neighborhood. With the utilization that observed in the field and census data and the IT and experience, there's a much less demand and the demand is closer to a one to one ratio

-Other issues in summary: There was a stormwater management system conveying ; client is looking to accommodate bicycle racks on the site to provide for direct access for bicycles; setbacks, as mentioned doing what is appropriate for the site and other substantial long property ; are proposing the street trees, landscaping, and overall improving a vacant model in the Township. With respect to substantial impairment of his own plan and zoning ordinance, relief is needed. The solution to parking is creative and addresses the anticipated demand, and don't believe they're impairing the zoning ones and the RSI's standards while providing appropriate development in this neighborhood.

-*Mr Klein* asked *Mr. Heydt* what time of the day the parking survey on Tompkins and the Harvard Press parking decks took place? *Mr. Heydt* explained that there was a small window to of time get this field data ahead of the meeting. For example on Friday, April 27, we observed three different times. The attempt was to catch the overnight residential parking, but not really focused on any peak hour. During the day with parking won't get that congested overnight.

Parking demand would really have to hone in on the residential demand. And then over that weekend. *Mr. Klein* responded that it seems like *Mr. Heydt* missed the peak of the parking demand.

- *Mr. Heydt* asked as far as over at the Harvard Press Parking Deck 1 and 2, how many units were occupied at the time of your surveys in late April? *Mr. Heydt* answered that he doesn't have that information. *Mr. Klein* followed up by asking how he was able to conclude that there's adequate parking over Harvard Press, Parking Deck 1 and 2 if the ratio of units to parked cars is unknown. *Mr. Heydt* said *Mr. Alpert* would probably be better suited to answer.

-*Mr. Joseph Alpert*, Applicant was sworn in by *Mr. McPherson* and testified saying that the Harvard parking deck has 162 spaces. We have approximately and the only people who register with my management company. There are no daily parking monthly parking so we know exactly how many people leave spots at any given time. Currently it's about only 50% occupied, so it's 80 spots approximately are occupied and approximately 80 or empty at any given time there. There can never be any more than 80 cars in there because they don't have the key fob controls to get into that parking deck. So *Mr. Heydt* analysis that they didn't realize corresponds exactly with how many people leave spots at that parking deck, so there are 80 spots available. The Harvard site in Orange is 128 apartments, so there is no need to lease with a one to one ratio there. The structured parking is \$75 a month. The surface parking just like for these tenants in what we call Valley Road or Harvard 2, is free.

-Chairman Bagoff asked what is your sense that somebody that has a 3 bed that has a 3 bedroom apartment does not have a second car? *Mr. Heydt* responded that generally speaking, 3 bedroom units do have closer to two vehicles, but in the affordable setting again, everything is usually suppressed closer to one, but we just heard from the applicant. If there is need for additional space, there is a provision of a second space and obviously there's a payment for moving the leases. But this site is prepared to provide if needed, the adequate parking. Chairman Bagoff said that this can be a similar condition to the electric charging stations that if there is a need they would go to the management company.

-*Mr Klein*. Yeah just to get it on the record can you *Mr. Alpert* can you tell me the total number of units in Harvard Press 1,2 and Tompkins and the total number of parking spaces in Harvard. Press wanted to. Check stop Harvard 1 Orange NJ has structured parking deck on site of 162 space. Harvard Printing two, also known as Valley Rd, West Orange, NJ. 100 apartments, 100 surface parking space. The project from last month be called Selecto Flash, 18 Central Ave. Will be 94 units. And 133 surface parking spots. Allocated as follows. 94 units for the 94 apartments at 18 Central one to one as per the redevelopment Plan, 17 units for the Tompkins on a 1 to one ratio. And 22 spots for public parking as Agreement with the municipality

PROFESSIONAL QUESTIONS

-*Mr. John Hess* had no questions.

-*Mr. Grygiel* said that he had questions, but they've been already asked to leave out the redevelopment plan versus the projects parking requirement. So it's been addressed.

PUBLIC QUESTIONS

-*Ms. Carolyn Verderamo (10 Tompkins St.)* This is going on Valley Rd anymore so they can't even get buses on this street. It's u know, it's a long walk to get to Town Hall to t attend a meeting or something. And with the library moving up the Hill, these people, if they they don't have places to park there, definitely going to be on Tompkins St. You know, no one's saying.

SUMMARY/DISCUSSION

-*Mr. Sullivan* quickly summarized that you know this this project as you all know, is a part of an exciting project to redevelop the Valley. This forward has been supportive of the first two buildings, the first, which in West Orange. Is a beautiful building that's fully rented and now we're going to have the next building on Central Ave with the 94 units in the commercial on the 1st floor and this building is critical to that project because it meets the affordable obligation for that building and it assists the town in meeting its affordable obligation by being part of the affordable plan that was previously approved by the board. He opined to say that only issue with this project is this proof that the parking is sufficient. A section of West Orange where everybody has a driveway and pulls in. This isn't a more urban environment and it's easy walking distance to a train station with affordable housing which doesn't generate the parking demand but that market rate housing generates. Even if there are not enough spaces here, there are spaces elsewhere, because *Mr. Alpert* made the commitment to revitalize this whole neighborhood.

NO PUBLIC COMMENT

BOARD DISCUSSION

Chairman Bagoff and *Mr. McPherson* went through the conditions: They are going to look into a rain barrel. The fire suppression shutoff will be clearly identified through the Fire Department and will have signage so everybody knows where it is. *Mr. Hess* will send a letter to the appropriate fire official. To find that if they. Yeah, I like the connections on the street work are in working order and if not they will be made so. If needed, as in previous conditions, additional trash removal will be undertaken by the management if they find that it is needed.

-*Mr. Klein*, said there was some talk about the garbage cans, the size of them. They might not be able to use the big ones that are the flip lids, they need. You know, I think it's more difficult to lift them up into the truck is my point. You know I'm going to leave that to *Mr. Alpert* and his group. It seems to be doing unless somebody has a better idea, I think he's doing a good job. In the two projects that are there presently, will they have a dumpster? I'm sorry they have a dumpster right, but there's that he probably has a number of units. *Mr. Alpert* was asked if he has any units that are similar to this to judge how many garbage cans you needed? *Mr. Alpert* responded that his properties have an open line of communication with West Orange Department of Public Works. There have been weight limitations, but will work with them. They come twice a week and like said previously, there has been supplementation for it. Will supplement it here if we have to as well. Will work with DPW, so there is always a clear area and it's not overflowing.

-Thank you. The extra lights on the building will be lowered to 7 feet. It was mentioned about complying with water and soil. Thank you. And *Mr. Sullivan* has agreed that the shields would

be installed as necessary preventative light. The Board also asked applicant to request 88 additional parking spaces on Tompkins St. In *Chairman Bagoff's* opinion, the town would have to consider a loading space in front of their building for 15 minute parking for people who bring their groceries and things like that, unload heavy packages, or whatever it is, and then they drive their car over to the garage or to the parking lot. *Mr. Sullivan* said you want if you want to give a condition that we ask the town for loading space, they can do that.

-There would be one loading space and 188 spaces. It takes away from the parking that's already on the street. But only a few days of the week because you can't use the loading zone on Monday's and Tuesday's can't park on that side of the street, so that it stays only a loading zone and on Wednesday through Sunday, Monday and Tuesday there needs to be other arrangements made. But it looks like there are a total of 395 spaces in the three projects. And 339 units take away the 22 public spaces, which, by the way, how are you going to manage the public spaces? Is there a part of the building manager is going to round the check if he sees a car park there more than two hours, she's going to take it the those are going to be strict.

Motion: R. Bagoff

Second: J. Guarino

APPROVED

Bagoff: Y	Smeraldo: Y
Guarino: Y	Trenk:
Johnson:	Wilkes: Y
Klein: Y	
McCartney: Y	
McNair: Y	

The meeting was adjourned by Chairman Bagoff at ____ 10:11 ____ PM

Adopted: 9/1/21


Diana L. Chandler,
Acting Board Secretary